



21,127 & 31,685 SF UNITS AVAILABLE

7901 S Potomac St | Building 2 | Englewood, CO 80112



READY FOR IMMEDIATE OCCUPANCY!



BUILDING SPECIFICATIONS



Building Size	±148,252 SF
----------------------	-------------

Available Space (Suite 100)	±31,685 SF
------------------------------------	------------

Available Space (Suite 800)	±21,127 SF
------------------------------------	------------

Existing Office Suite (Suite 100)	±6,936 SF
--	-----------

Spec Office Suite (Suite 800)	±2,546 SF (Permitted)
--------------------------------------	-----------------------

Loading (Suite 100)	6 Dock-High Doors 1 Drive-In Door
----------------------------	--------------------------------------

Loading (Suite 800)	5 Dock-High Doors 1 Drive-In Door
----------------------------	--------------------------------------

Clear Height	30'
---------------------	-----

Truck Court	±205'
--------------------	-------

Year Built	2020
-------------------	------

Zoning	PUD-MU
---------------	--------

Parking	1.84 : 1,000 SF
----------------	-----------------

Power (Suite 100)	1,600 amps / 480 volt / 3 phase
--------------------------	---------------------------------

Power (Suite 800)	400 amps / 480 volt / 3 phase
--------------------------	-------------------------------

Column Spacing	50' x 50' with 60' Speed Bay
-----------------------	------------------------------

Lease Rate	Contact broker
-------------------	----------------

OPEX	\$5.98 / SF (2026)
-------------	--------------------

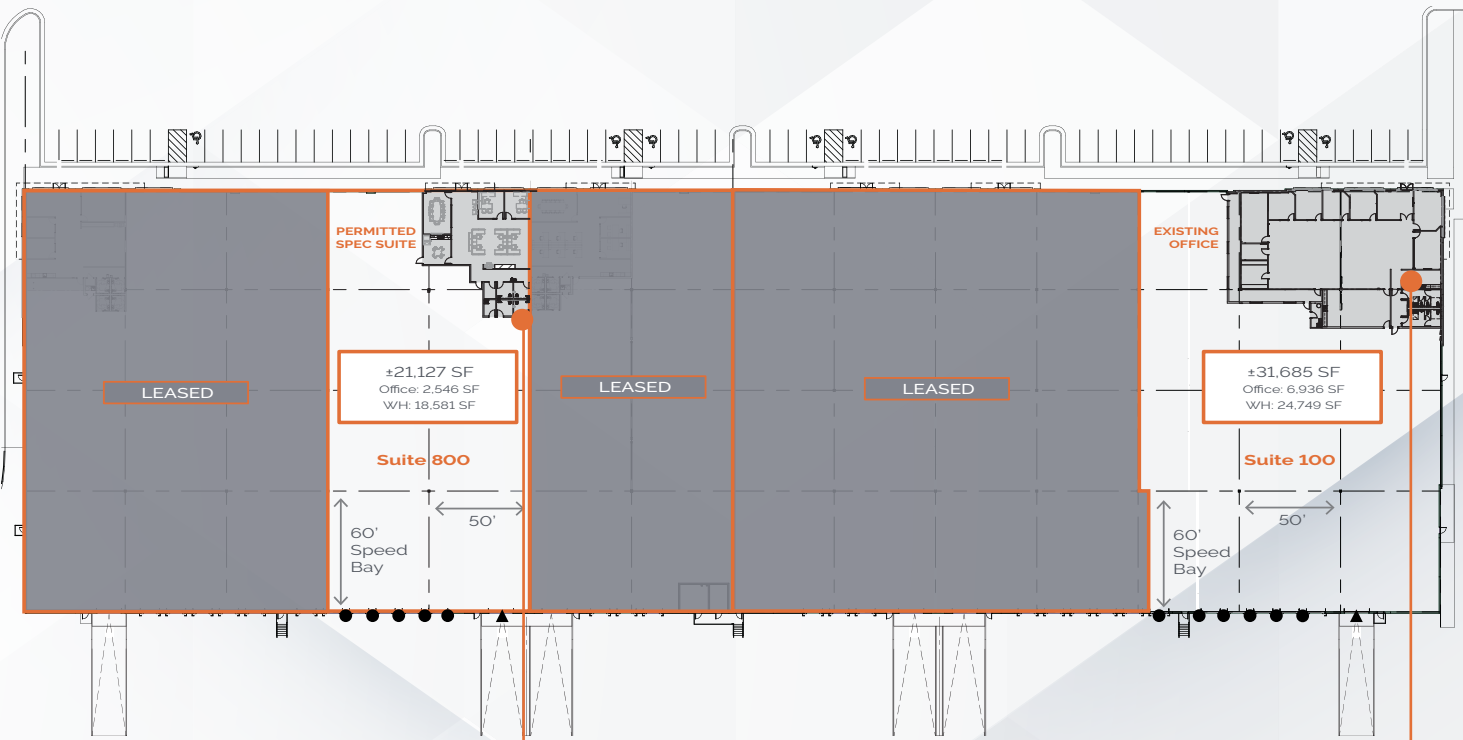
Highlights

- Spec office & warehouse lights
- ESFR sprinkler
- Clerestory
- Dock seals on all dock high doors



FLOOR PLAN

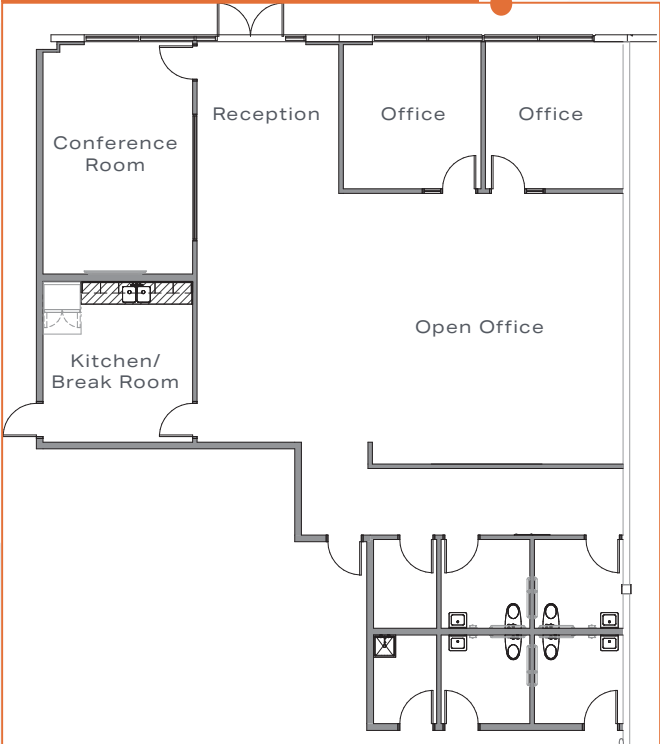
SCAN OR
CLICK FOR
360 TOUR!



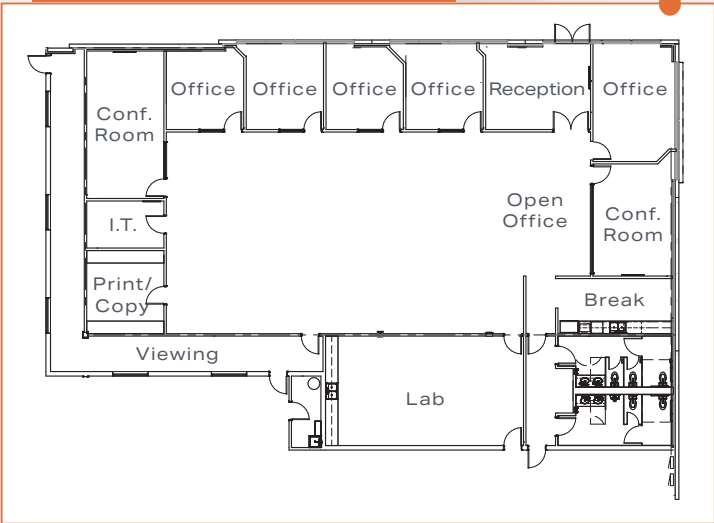
▲ 1 Drive-In Door
● 5 Dock-High Doors

▲ 1 Drive-In Door
● 6 Dock-High Doors

PERMITTED SPEC SUITE - ±2,546 SF



EXISTING OFFICE - ±6,936 SF





FOR LEASING INFORMATION:

PETER BEUGG, SIOR
peter.beugg@streamrealty.com
 303.957.5320

DOMINIC DIORIO, SIOR
dominic.diorio@streamrealty.com
 303.957.5321

BLAKE MCVEAN
blake.mcvean@streamrealty.com
 303.957.5343