

TURNPIKE BUSINESS PARK

7100 BROADWAY

DENVER, CO

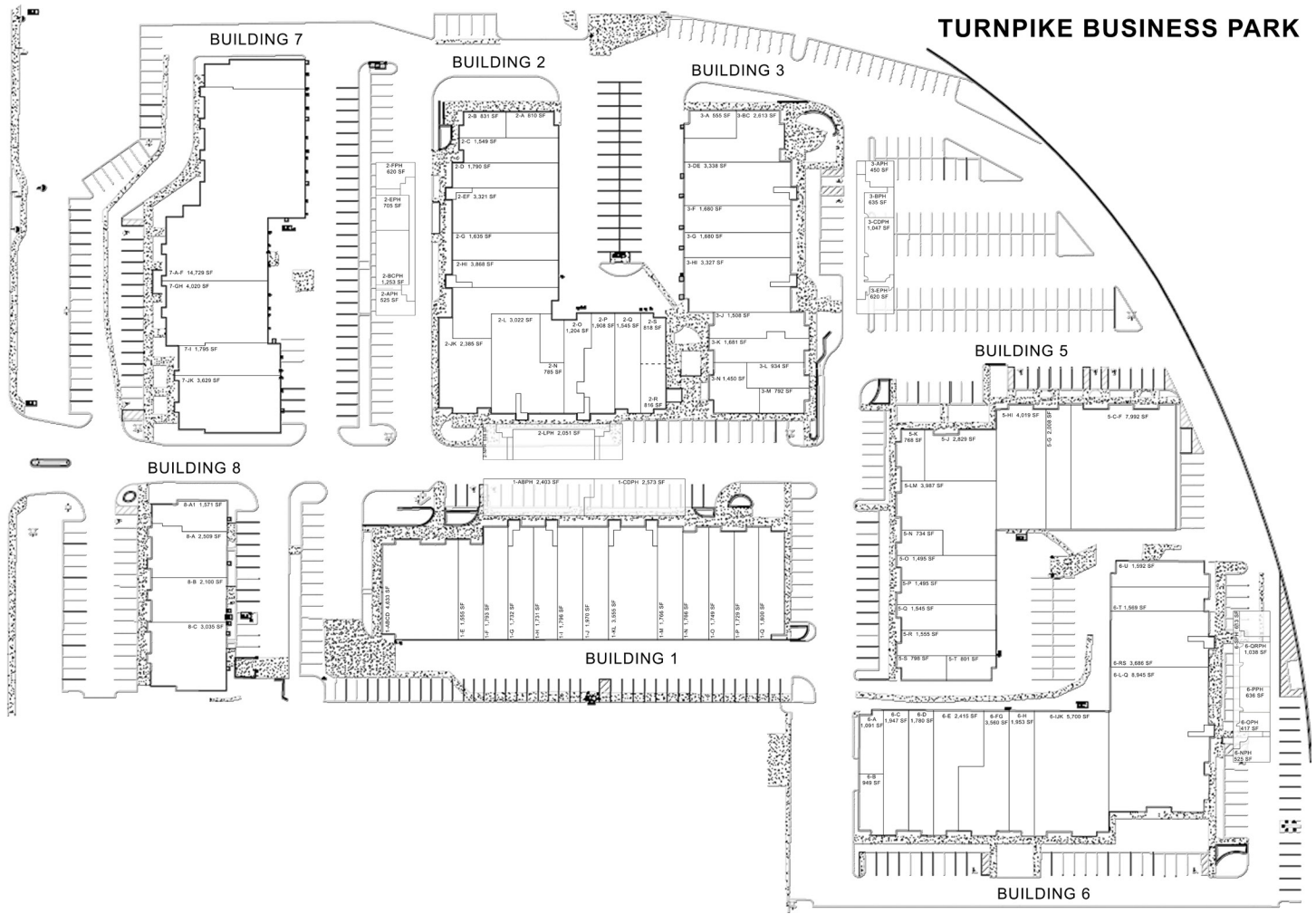


PROPERTY SPECIFICATIONS

- + Pure office suites available
- + New spec suites and common area upgrades
- + Signage available above unit entry
- + Prominent business park setting, a seven-building office/warehouse and pure office complex with great access to US 36 and I-25
- + Warehouse clear height of +/- 12'
- + On-site property management
- + NNN expenses estimated at \$7.08/SF (2026)
- + Multiple Unit options with varying office buildouts available for immediate occupancy

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LEASE AVAILABILITIES

FOR LEASE

100% OFFICE SUITES *

<u>Building</u>	<u>Suite</u>	<u>Square Feet</u>	<u>Lease Rate</u>	<u>Monthly Gross Rent</u>	<u>Notes</u>
1	APH	1,113	\$9.60/SF NNN	\$1,547.00	Available immediately
1	CPH	1,806	\$9.60/SF NNN	\$2,510.00	Available immediately
2	FPH	620	\$9.60/SF NNN	\$862.00	Available immediately
2	J	1,486	\$9.60/SF NNN	\$2,066.00	Available immediately
2	K	1,051	\$9.60/SF NNN	\$1,461.00	Available immediately
3	CDPH	1,047	\$9.60/SF NNN	\$1,455.00	Available immediately
6	SPH	613	\$9.60/SF NNN	\$852.00	Available immediately

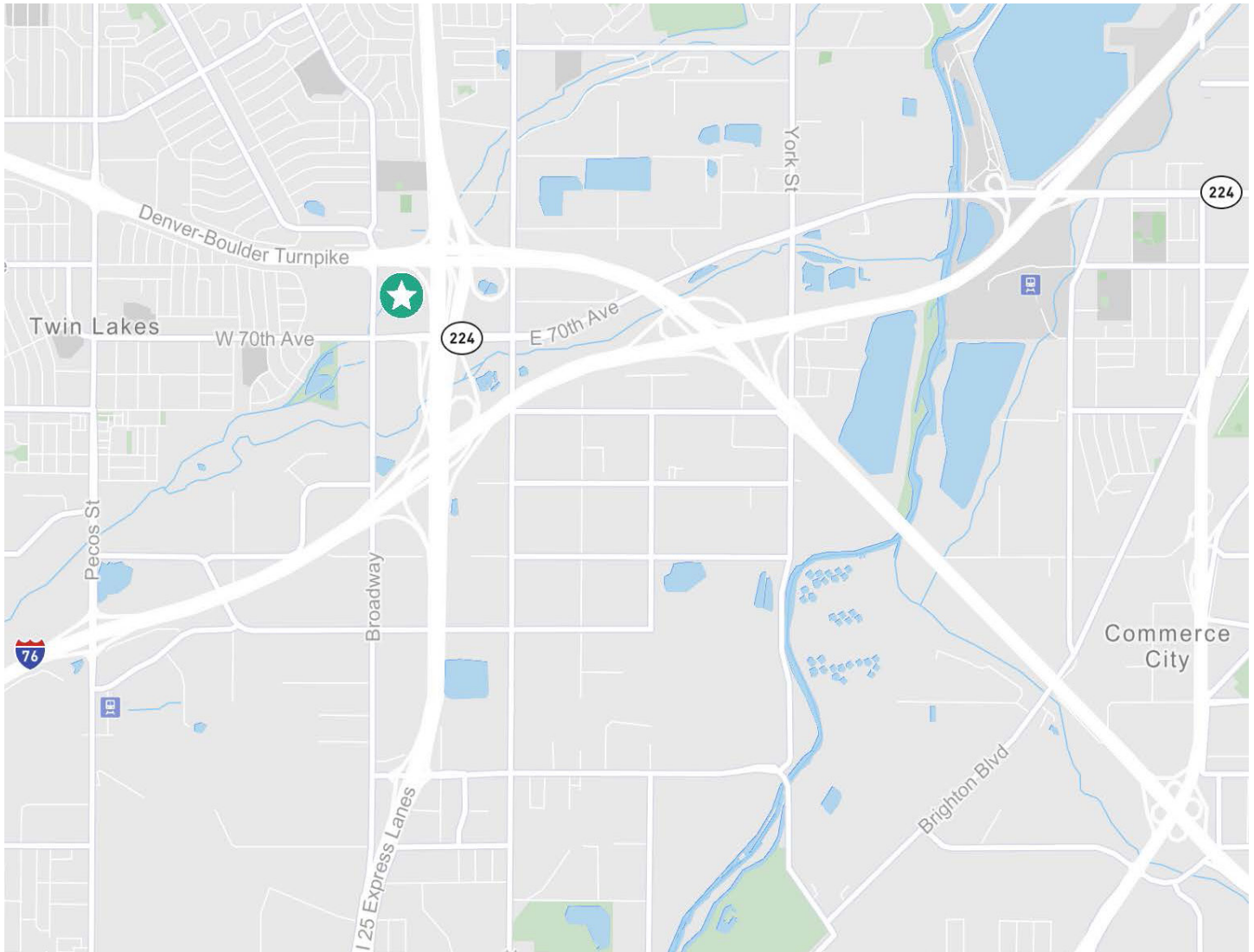
FLEX SUITES **

<u>Building</u>	<u>Suite</u>	<u>Square Feet</u>	<u>Lease Rate</u>	<u>Monthly Gross Rent</u>	<u>Notes</u>
1	E	1,555	\$10.50/SF NNN	\$2,278.00	Available immediately
7	JK	3,629	\$10.50/SF NNN	\$5,316.00	Available immediately
1	P	1,729	\$10.50/SF NNN	\$2,533.00	Available immediately
2	Q	1,545	\$10.50/SF NNN	\$2,263.00	Available immediately
3	J	1,508 2,048	\$10.50/SF NNN	\$2,209.00 \$3,000.00	Available immediately
6	D	1,780	\$10.50/SF NNN	\$2,608.00	Available immediately

*CAM includes electric, gas, and cleaning of common area restrooms

** Year 2 rate to be \$11.95/SF NNN and for 7JK Year 2 rate to be \$13.50/SF NNN

INDUSTRIAL | FOR LEASE



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