



POTOMAC PARK

21,127 & 31,685 SF UNITS AVAILABLE

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



READY FOR IMMEDIATE OCCUPANCY!

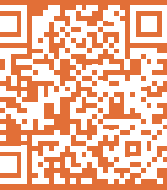


BUILDING SPECIFICATIONS

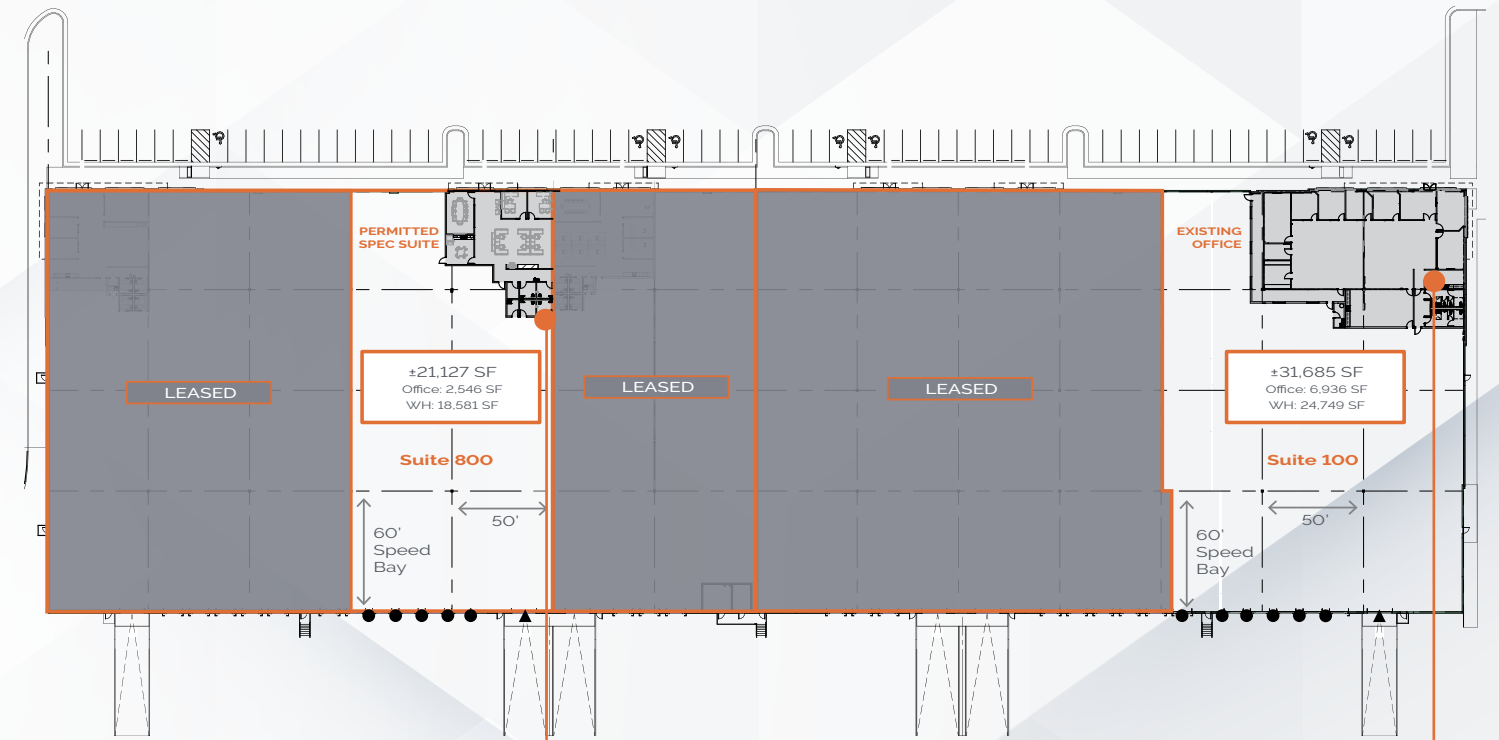


FLOOR PLAN

SCAN OR
CLICK FOR
360 TOUR!



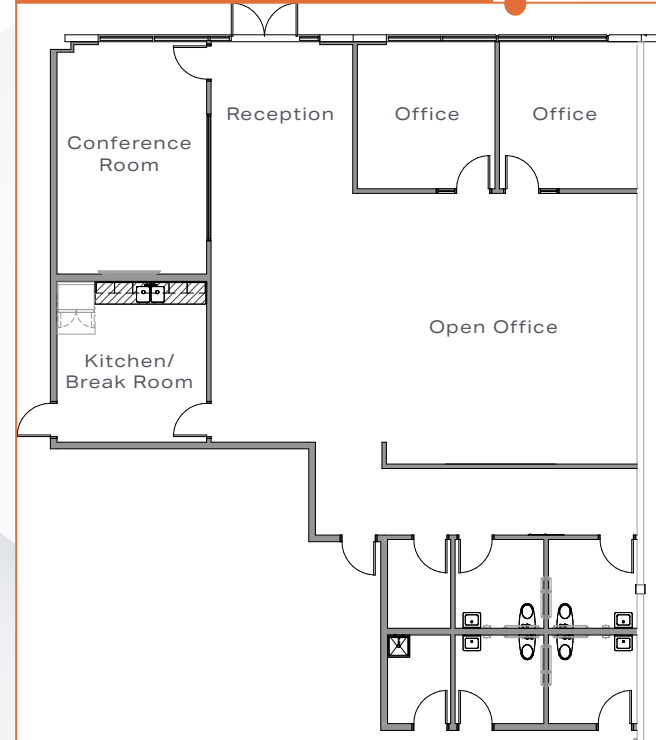
Building Size	±148,252 SF	Year Built	2020
Available Space (Suite 100)	±31,685 SF	Zoning	PUD-MU
Available Space (Suite 800)	±21,127 SF	Parking	1.84 : 1,000 SF
Existing Office Suite (Suite 100)	±6,936 SF	Power (Suite 100)	1,000 amps / 480 volt / 3 phase
Spec Office Suite (Suite 800)	±2,546 SF (Permitted)	Power (Suite 800)	400 amps / 480 volt / 3 phase
Loading (Suite 100)	6 Dock-High Doors 1 Drive-In Door	Column Spacing	50' x 50' with 60' Speed Bay
Loading (Suite 800)	5 Dock-High Doors 1 Drive-In Door	Lease Rate	Contact broker
Clear Height	30'	OPEX	\$5.98 / SF (2026)
Truck Court	±205'	Highlights	<ul style="list-style-type: none"> - Spec office & warehouse lights - ESFR sprinkler - Clerestory - Dock seals on all dock high doors



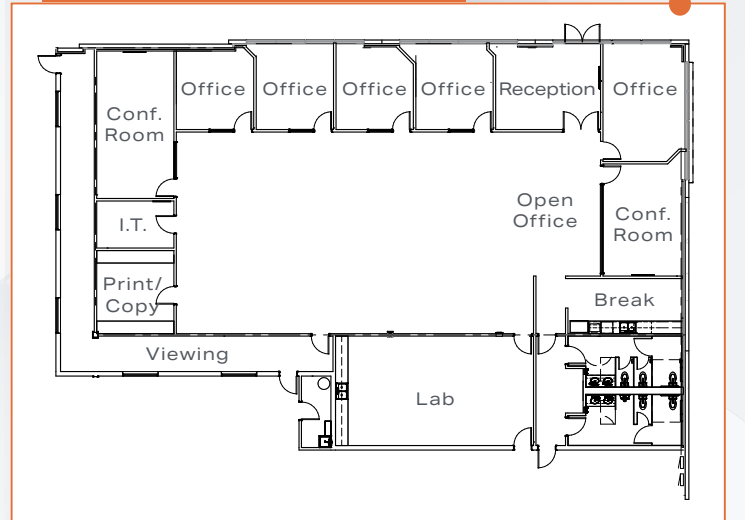
▲ 1 Drive-In Door
● 5 Dock-High Doors

▲ 1 Drive-In Door
● 6 Dock-High Doors

PERMITTED SPEC SUITE - ±2,546 SF



EXISTING OFFICE - ±6,936 SF





FOR LEASING INFORMATION:

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