

**2775 W. HAMPDEN AVE
ENGLEWOOD 80110**



LEASING SPECIFICATIONS

MAP

LEASE RATE:	SEE PAGE 2
LEASE TERM:	3YR MINIMUM
STORIES:	2
PARKING:	TO BE VERIFIED
YEAR BUILT:	1981
ELEVATOR:	NO
BUILDING AREA:	12,600 SF
ACCESS:	HAMPDEN & SANTA FE



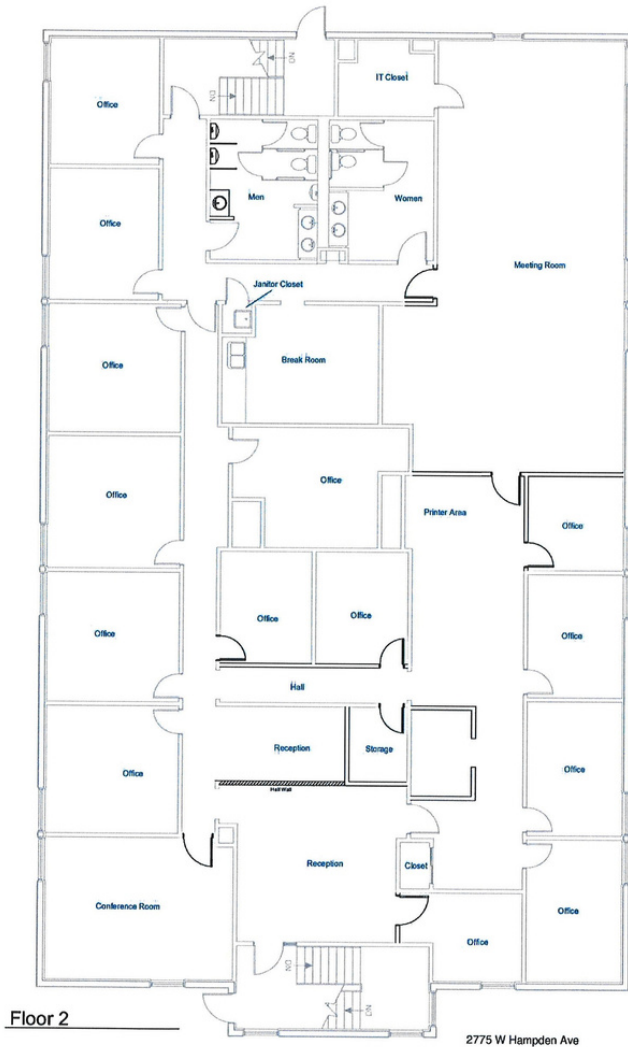
SUITE 200 = 6,300 RSF

- FULL FLOOR OPPORTUNITY
- 14 PRIVATES OFFICES - 10 WITH WINDOWS
- RECEPTION & WAITING ROOM
- OFFICE
- BREAK ROOM
- CONFERENCE ROOM
- BULLPEN AREA FOR COLLABORATION
- FULL KITCHEN
- TWO RESTROOMS
- MULTIPLE STORAGE CLOSETS

Lease Rates (NNN):

3 yrs	\$9.50/sf
5 yrs	\$8.25/sf
7 yrs	\$7.25/sf
10 yrs	\$6/sf

Lease Rates based on AS-IS



PROPERTY HIGHLIGHTS

FULL KITCHEN



RESTROOM IN SUITE



ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO 285 & SANTA FE



LESS THAN 20 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



READY TO RENT CONDITION

