

FOR LEASE

Denver Airport Business Park

6860, 6890 ARGONNE ST

Denver, CO 80249

PRESENTED BY:

JEFF HEINE

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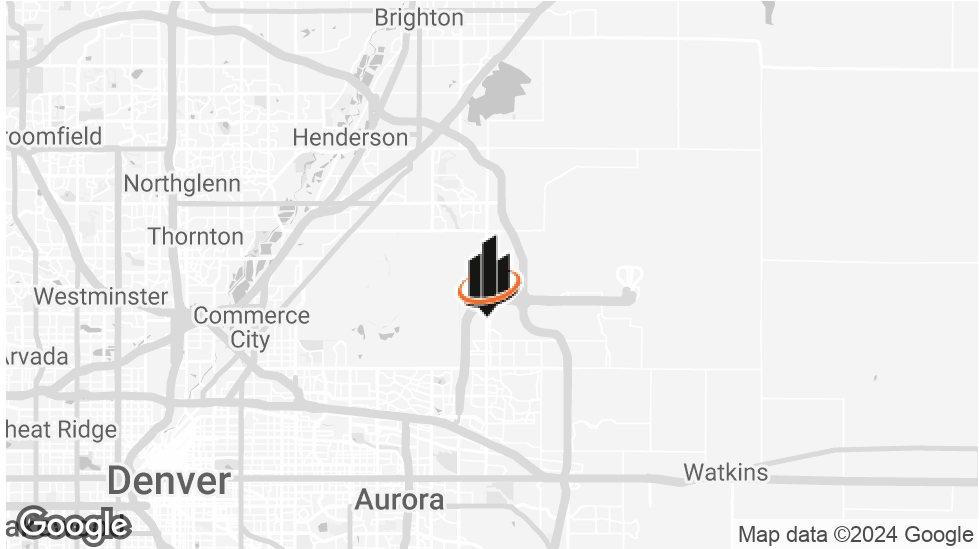
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SMALL BAY FLEX/INDUSTRIAL, OFFICE SUITES FOR LEASE



OFFERING SUMMARY

LEASE RATE:	\$14.00 - 16.00 SF/yr (NNN)
BUILDING SIZE:	91,484 SF
AVAILABLE SF:	4,950 - 15,385 SF
LOT SIZE:	6.61 Acres
YEAR BUILT:	2008
ZONING:	C-MU-30
SUBMARKET:	DIA / East I-70

PROPERTY OVERVIEW

SVN | Denver Commercial, as exclusive advisor, is pleased to present the opportunity to lease at the Denver Airport Business Park, a high-image, professional flex/industrial/office park located in close proximity to Denver International Airport. 6860 Argonne Unit D is a 4,950SF fully built out office suite that is ready for immediate occupancy. In addition, 6890 Argonne Unit A is a 10,435 SF flex/warehouse space, with about 1,500SF of office and 9,178 SF of clear span warehouse space with 24' clear height and two drive-in doors. The units can be combined together for a total of 15,385 SF, which would be approximately 40/60 office/warehouse.

PROPERTY HIGHLIGHTS

- High image, professional business park setting
- Amazing proximity and access to DIA, The Gaylord, new Pepsi development, and more
- 6860 Unit D is 4,950SF Office. 6890 Unit A is 10,435 SF office/warehouse. Units can be combined together for 15,385 SF of office/warehouse.

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ADDITIONAL PHOTOS



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AVAILABLE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	4,950 - 15,385 SF	LEASE RATE:	\$14.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
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6860 Argonne Unit D	Available	4,950 SF	\$14.00 - 16.00 SF/yr	Located within the high image Denver Airport Business Park, 6860 Argonne Unit D is 4,950SF of fully built out, high image, professional office space. Complete with several private restrooms, a kitchen/break room, a conference room, three private offices, and two large open flexible spaces, this unit is ready for immediate occupancy for your business.
6890 Argonne St Unit A	Available	10,435 SF	\$14.00 - 16.00 SF/yr	Located within the Denver Airport Business Park, 6890 Argonne St Unit A consists of 10,435 SF of functional, high-image office/warehouse space. This space comes with multiple drive in doors, each 12x14', and a 24' clear height in the warehouse. There are three private offices, a conference room, and private restrooms.
6890 Unit A + 6860 Unit D	Available	15,385 SF	\$14.00 - 16.00 SF/yr	A potential user can combine 6890 Argonne Unit A with 6860 Argonne Unit D for a total of 15,385 SF. The combined units would be approximately 40/60 office/warehouse, with the ability to remove office to open up the warehouse, or add more office space. In it's current buildout, there would be six private offices, a conference room, a kitchen/break room, flexible open office space, multiple 12'x14' drive-in doors, and 24' clear height in the warehouse.

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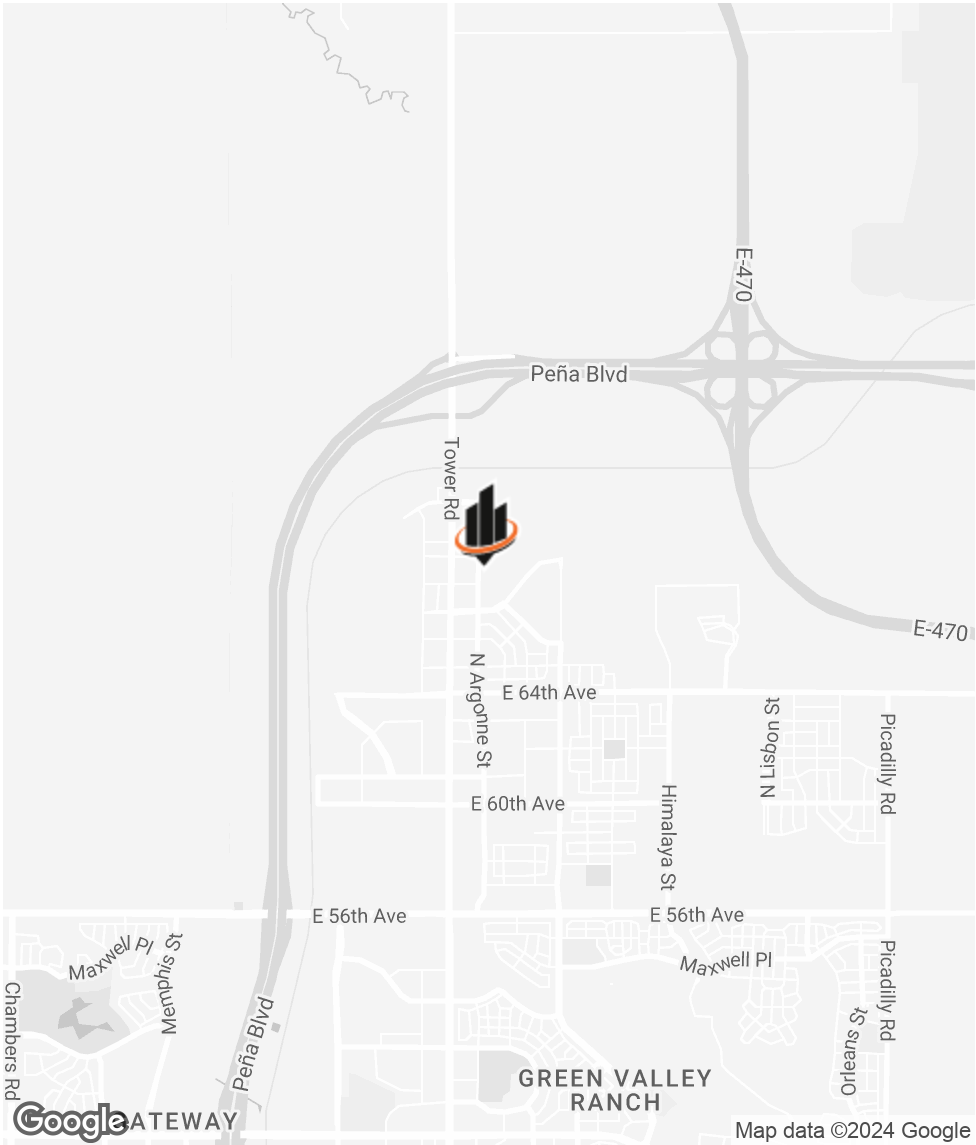
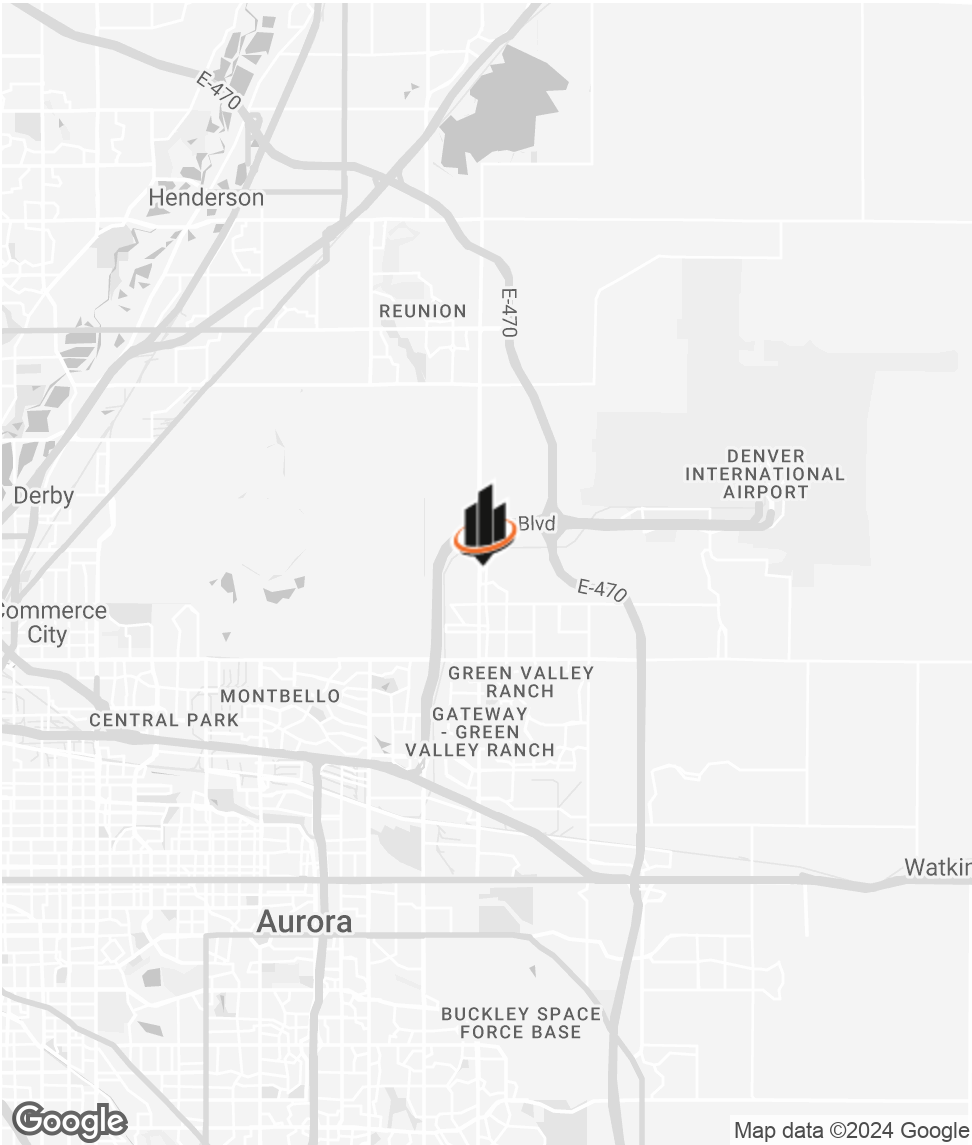
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LOCATION MAP



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