



[www.denverofficespace.com](http://www.denverofficespace.com)

2696 S. Colorado Blvd  
Suite 320  
Denver, CO 80222  
(303) 765-4344 O

# OFFICE SPACE FOR LEASE

MOVE IN READY SUITES AVAILABLE!

## Kennedy Center - Office Campus

10200 E. Girard Ave | Denver, CO | 80231



### Property Summary

#### Four Building Complex

<b>Space Available:</b>	675 - 1,565 SF
<b>Parking:</b>	Surface and free
<b>Lease Rates:</b>	\$14.50 - \$15.00/RSF/YR (all expenses included)

Excellent on-site ownership and management!  
Building and monument signage available!



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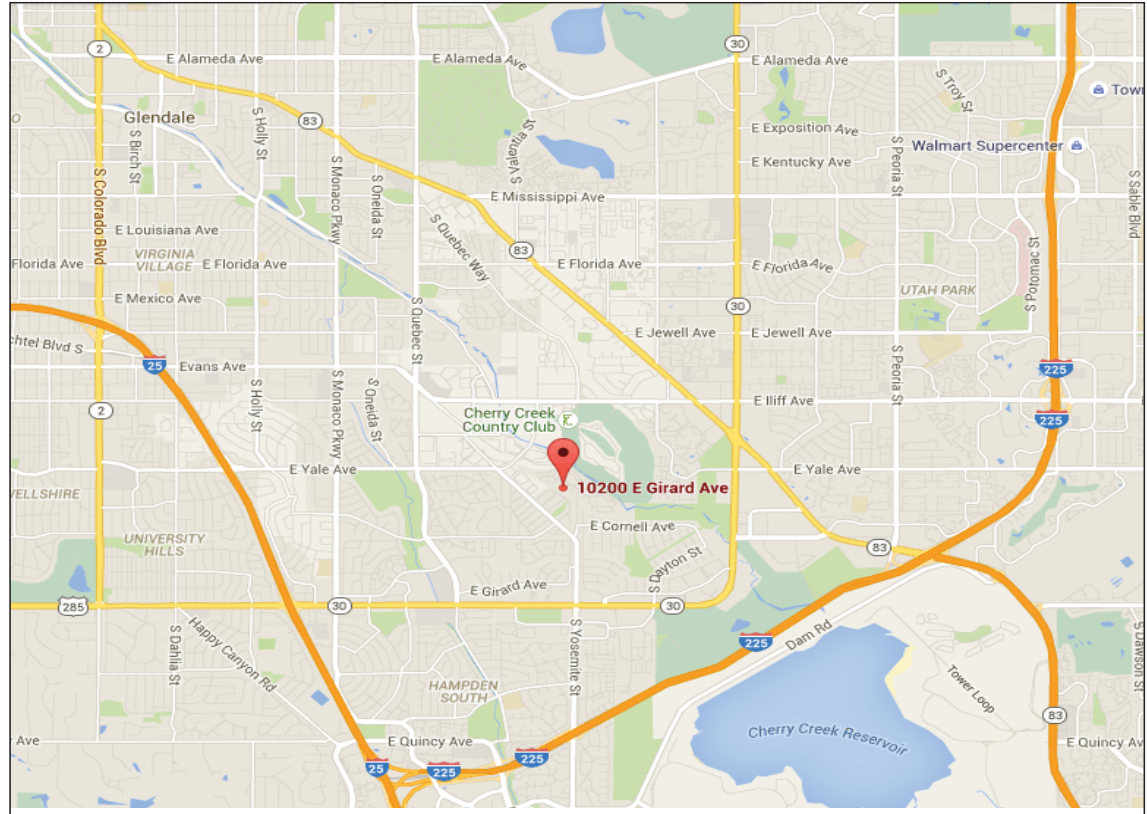
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# MOVE IN READY SUITES WITH FREE RENT!



## SPACES AVAILABLE

<b>Suite A-101</b>	<b>1,022 SF</b>	2 Office + Recept. + Break.
<b>Suite C-255</b>	<b>967 SF</b>	
<b>Suite A-420</b>	<b>1,212 SF</b>	4 Office + Recept. + Break
<b>Suite A-100</b>	<b>1,565 SF</b>	5 Office + Conf. + Storage
<b>Suite B-410</b>	<b>886 SF</b>	2 Office + Storage + Recept
<b>Suite C-246</b>	<b>675 SF</b>	2 Office + Recept. + Storage
<b>Suite C-252</b>	<b>1,234 SF</b>	3 Office + Storage + Recept.
<b>Suite D-220</b>	<b>1,246 SF</b>	2 Office + Conf. + Recept. + Storage
<b>Suite B-224</b>	<b>1,450 SF</b>	4 Office + Recept. + Break
<b>Suite A-117</b>	<b>1,260 SF</b>	
<b>Suite C-153</b>	<b>1,292 SF</b>	
<b>Suite A-400</b>	<b>1,406 SF</b>	

## BUILDING FEATURES

- New, well funded ownership
- Directly across the street from Kennedy Golf Course
- Campus setting
- Flexible lease terms
- High visibility on Hampden and Havana
- Numerous retail amenities in the area
- Showers and lockers available
- Multiple common area conference rooms

## GREAT INCENTIVES!

- Best competitive price per square foot
- Great location, away from DTC traffic
- Flexible/Short Term leases available
- On site management, leasing, and maintenance
- Community conference rooms
- Food trucks every Thurs. during the summer