



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

Space Available: 967 - 1,951 SF

Parking: Surface and free

Lease Rates: \$14.50 - \$15.00/RSF/YR
(all expenses included)

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



Rick Giarratano
rick@denverofficespace.com
(303) 226-4765

&

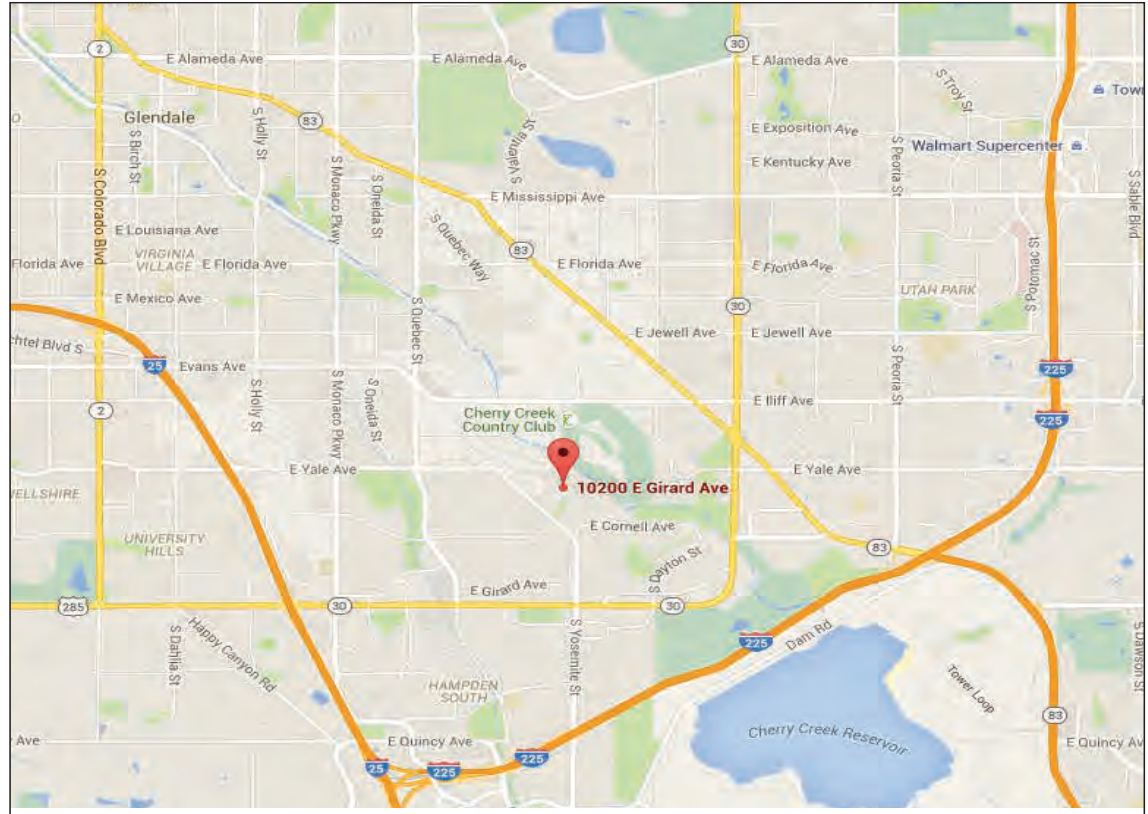
Mike Lindquist
Mike@denverofficespace.com
(303) 226-4768

&

John Fairbairn
john@denverofficespace.com
(303) 226-4764

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

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



SPACES AVAILABLE

Suite A-420	1,212 SF	4 Office + Recept. + Break
Suite C-252	1,234 SF	3 Office + Storage + Recept.
Suite D-220	1,246 SF	2 Office + Conf + Recept + Storage
Suite B-224	1,450 SF	4 Office + Recept. + Break
Suite C-362	1,161 SF	4 Office + Storage + Break + 2 Recept
Suite B-400"	1,951 SF	5 Office + Storage/Break + Reception + Conf
Suite C-153	1,292 SF	3 Office + Storage/Break
Suite B-100	3,549 SF	N/A
D-Storage	600 SF	

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

Rick Giarratano
rick@denverofficespace.com
(303) 226-4765

Mike Lindquist
Mike@denverofficespace.com
(303) 226-4768

John Fairbairn
john@denverofficespace.com
(303) 226-4764