



[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

**Space Available:** 600 - 2,100 SF  
**Parking:** Surface and free  
**Lease Rates:** \$14.50 - \$15.50/RSF/YR  
(all expenses included)

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



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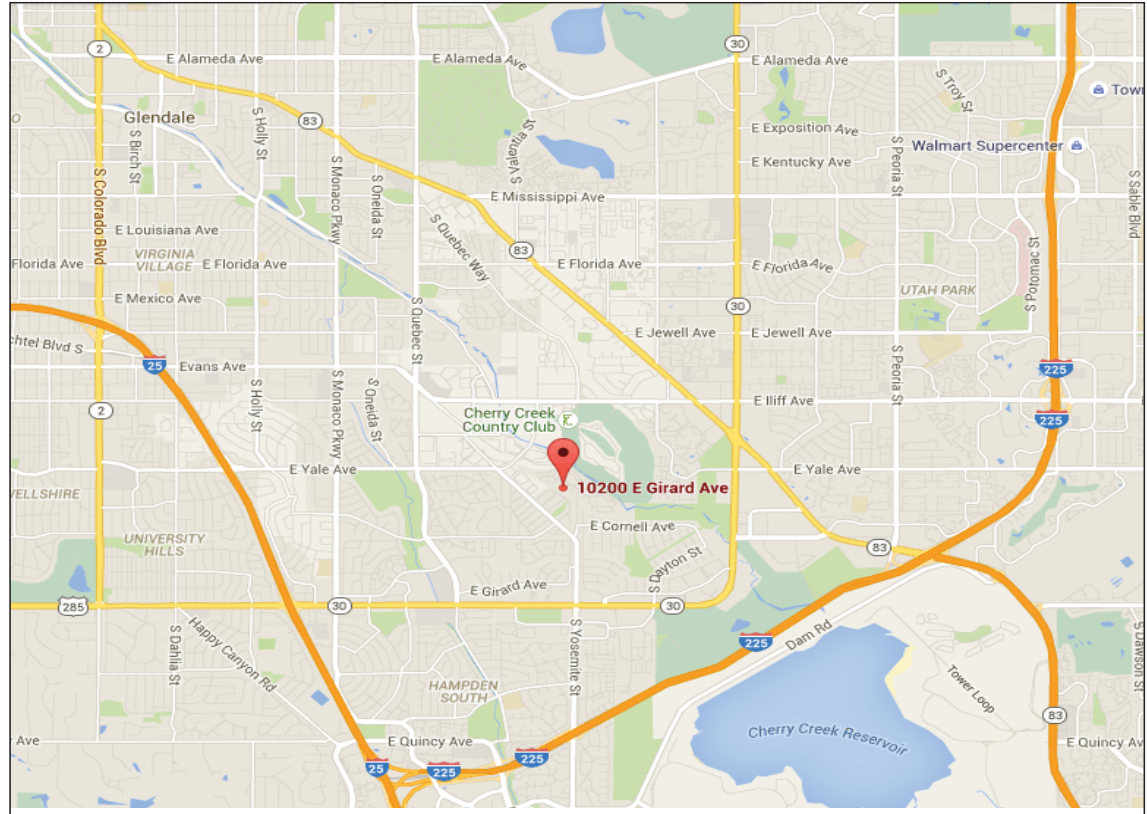
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# MOVE IN READY SUITES WITH FREE RENT!



## SPACES AVAILABLE NOW

Suite A-115	1,400 SF	4 Office + Break + Recept.
Suite A-208	628 SF	2 Office + Sink
Suite A-308	1,675 SF	5 Offices + Break + Recept
Suite A-318	862 SF	2 Office + Recept.+ Storage
Suite A-412	1,192 SF	4 Office + Break + Recept.
Suite A-414	1,175 SF	2 Office + Recept. + Kitchen

## SPACES AVAILABLE AUGUST 2017

Suite A-118	892 SF	2 Office + Reception
Suite A-209	2,195 SF	Dental Office
Suite C-155	1,024 SF	3 Office + Reception
Suite C-247	838 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