



FOR LEASE | OFFICE

HIGH PLAINS OFFICE BUILDING

18300 E. 71st Avenue, Denver, CO 80249



LEASE OVERVIEW

BUILDING CLASS:	A
AVAILABLE:	Suite 210
MINIMAL/MAXIMUM SQUARE FOOTAGE:	1,700 SF -3,952 SF
LEASE RATE:	\$12.50 SF/Yr NNN
NNN:	\$10.43 Psf (Including Utilities)
LOT SIZE:	1.74 Acres
BUILDING SIZE:	27,067 SF
YEAR BUILT:	2004
MARKET:	Denver Northeast
SUB MARKET:	Stapleton/ DIA

PROPERTY DESCRIPTION

NEW 2018 Proximal Developments
Pena Station, Reunion Housing, Gaylord Convention Center.
See map below for additional info.

Unique opportunity to establish corporate identity within Denver International Business Center.

Denver International Business Center is one of Colorado's premier master-planned business parks. DIBC is at the front door to Denver International Airport along Tower Road and Pena Boulevard. It is easily accessible to a highly skilled and educated labor force.

PROPERTY HIGHLIGHTS

- Multiple suites, sizes, and layout options available
- Clean, well-designed with tasteful interior finishes
- Unobstructed views of Rocky Mountains
- Newer fiber-optic including Comcast and Century Link
- Flexible design configurations
- Daily janitorial service



All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

COBEY WESS

Senior Advisor, Northern Colorado Division
970.691.1140
cobey.wess@svn.com
CO #100024581

BILL REILLY

Senior Advisor
970.566.3481
bill.reilly@svn.com

svncolorado.com



FOR LEASE | OFFICE

HIGH PLAINS OFFICE BUILDING

18300 E. 71st Avenue, Denver, CO 80249



All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

COBEY WESS

Senior Advisor, Northern Colorado Division
970.691.1140
cobey.wess@svn.com
CO #100024581

BILL REILLY

Senior Advisor
970.566.3481
bill.reilly@svn.com

svncolorado.com

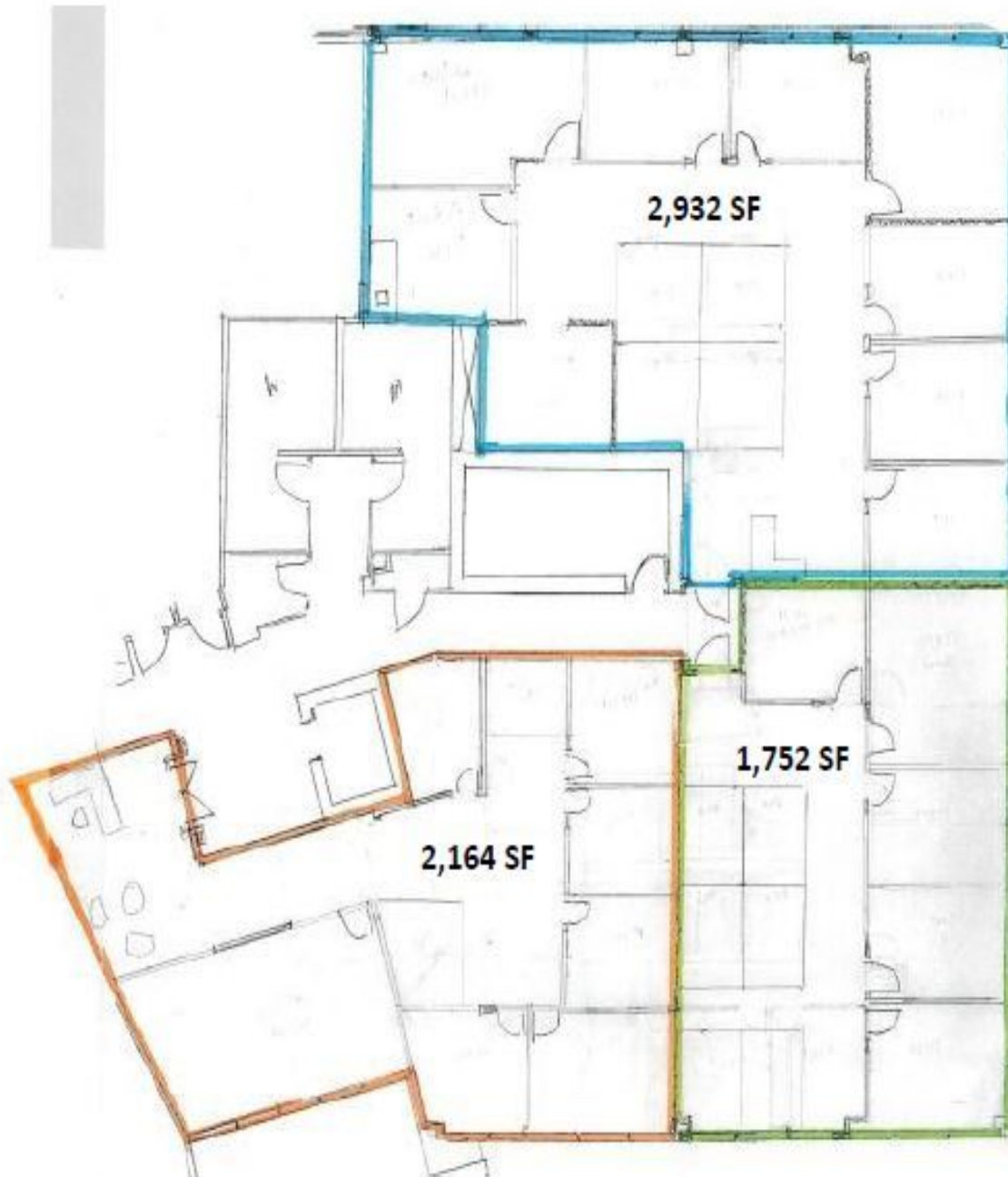


FOR LEASE | OFFICE

HIGH PLAINS OFFICE BUILDING

18300 E. 71st Avenue, Denver, CO 80249

Potential 2nd floor layout



COBEY WESS

Senior Advisor, Northern Colorado Division
970.691.1140
cobey.wess@svn.com
CO #100024581

BILL REILLY

Senior Advisor
970.566.3481
bill.reilly@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svncolor.com



FOR LEASE | OFFICE

HIGH PLAINS OFFICE BUILDING

18300 E. 71st Avenue, Denver, CO 80249



PROXIMAL DEVELOPMENT OVERVIEW [ACTIVE LINKS]

Pena Station NEXT Development: <https://www.penastationnext.com>

Reunion Housing Development: <http://reunionco.com/>

Gaylord Convention Center: <http://meetgaylordrockies.com/>



COBEY WESS

Senior Advisor, Northern Colorado Division
970.691.1140
cobey.wess@svn.com
CO #100024581

BILL REILLY

Senior Advisor
970.566.3481
bill.reilly@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svncolorado.com



FOR LEASE | OFFICE

HIGH PLAINS OFFICE BUILDING

18300 E. 71st Avenue, Denver, CO 80249



Google

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

COBEY WESS

Senior Advisor, Northern Colorado Division
970.691.1140
cobey.wess@svn.com
CO #100024581

BILL REILLY

Senior Advisor
970.566.3481
bill.reilly@svn.com

svncolorado.com