



OFFICE / WAREHOUSE FOR LEASE

7808 Cherry Creek South Drive

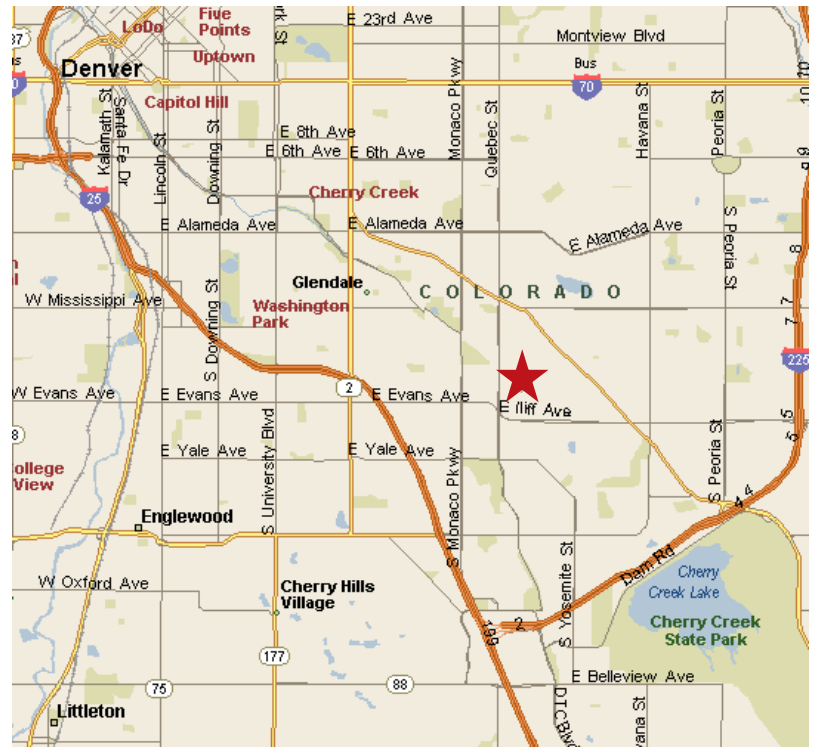
Denver, Colorado 80231



Building Highlights:

- | | |
|-----------------------|--|
| Available unit sizes: | 2,100 SF to 5,400 SF |
| Building size: | 140,990 SF (4 buildings) |
| Site size: | 9.95 acres |
| Year built: | 1983 |
| Rate: | \$9.50 / SF NNN |
| 2016 expenses: | \$3.54 / SF |
| Loading: | Drive in |
| Clear height: | 14' |
| Parking: | 3.0:1,000 SF |
| Other: | <ul style="list-style-type: none">• Easy access to I-25, I-225, Parker Road, Denver Tech Center and Cherry Creek• 10' x 12' drive-in loading doors• 110-280v, 3p |

Map:



For more information, please contact:

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Site plan



Availability

SUITE	SIZE SF	% OFFICE	LOADING
Building 1			
108	2,400	45%	1 drive-in
112	2,750	80%	1 drive-in
115 - 116	5,400	60%	2 drive-in
Building 2			
208	2,400	50%	1 drive-in
212	2,700	50%	1 drive-in
Building 3	100% Leased		
Building 4			
402	2,490	65%	1 drive-in

Aerial view

