



ENTERPRISE PARK CORPORATE CENTER AT STAPLETON

www.etkinjohnson-stapleton.com

Building 1 | 10035 East 40th Avenue



I-70 VISIBILITY

Etkin Johnson Group is ready to accomplish your company's needs from office, data or call center to lab or showroom space.

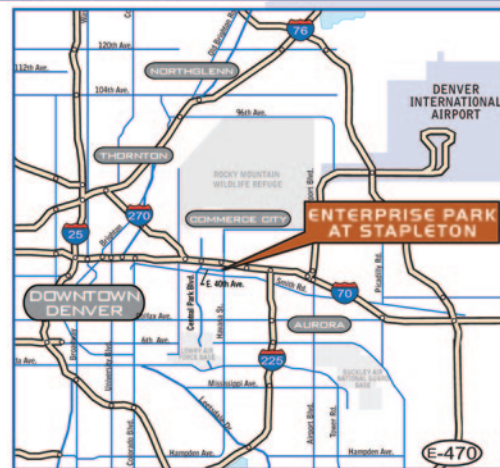


YOUR SPACE, STYLED AND SUITED TO YOU



Whatever your company's state-of-the-art requirements, Etkin Johnson Group will fulfill them with space custom designed for flexibility and function.

WHERE FORM AND FUNCTION MEET



PROPERTY INFORMATION

BUILDING SIZE	139,695 SF
AVAILABLE	39,238 SF (divisible)
CLEAR HEIGHT	24'
ELECTRICAL	3,000 Amp, 277/480V, expandable
SPRINKLER SYSTEM	ESFR with fire pump
ZONING	CMU-30
DESIGN	Extensive glass lines on the perimeter of the building allowing for up to 100% office use
PARKING	1.89:1,000 SF, Expandable to 3.28:1,000 SF, Additional land available to take parking to 4.02:1,000 SF

Developed By:

**ETKIN
JOHNSON**
GROUP

For Information, Please Contact:

RYAN GOOD
303.223.0496 phone
303.629.5451 fax
RGood@etkinjohnson.com
etkinjohnson.com



ENTERPRISE PARK CORPORATE CENTER AT STAPLETON

Building 1 | 10035 East 40th Avenue

GREEN FROM THE GROUND UP

Working closely with LEED Accredited Professionals, Etkin Johnson Group integrates many green building aspects into the design, development and construction of its projects.

- Low-E Insulated Glass
- Skylights
- GenFlex Cool Roof System



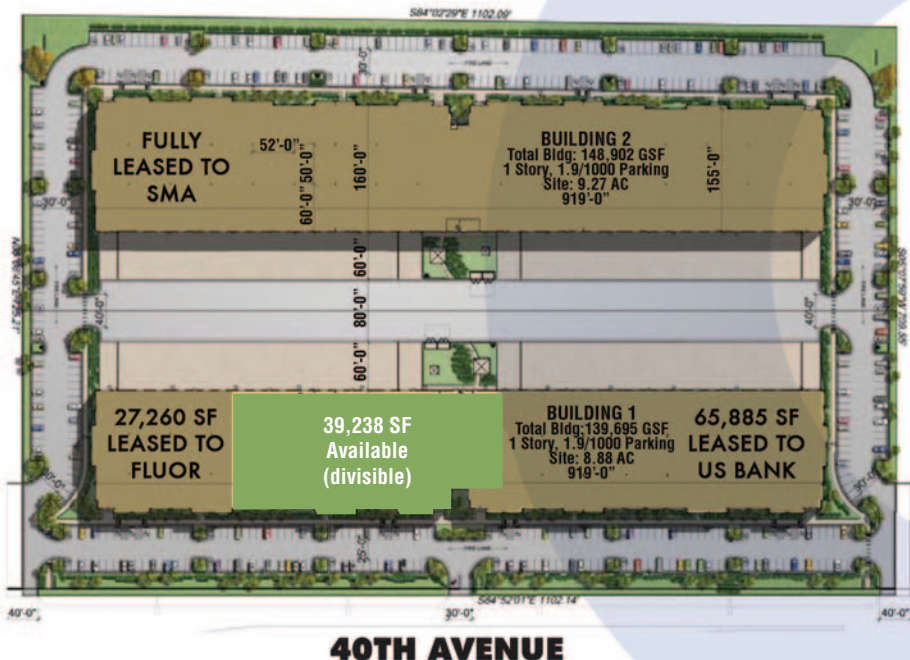
- Energy efficient HVAC (100 tons cooling capacity in place)
- Recycled Concrete



**MAKING GREEN WORK
FOR YOU**

■ AVAILABLE

I-70



www.etkinjohnson-stapleton.com



Developed By:

**ETKIN
JOHNSON**
GROUP

For Information, Please Contact:

RYAN GOOD
303.223.0496 phone
303.629.5451 fax
RGood@etkinjohnson.com
etkinjohnson.com

Enterprise Park Business Center

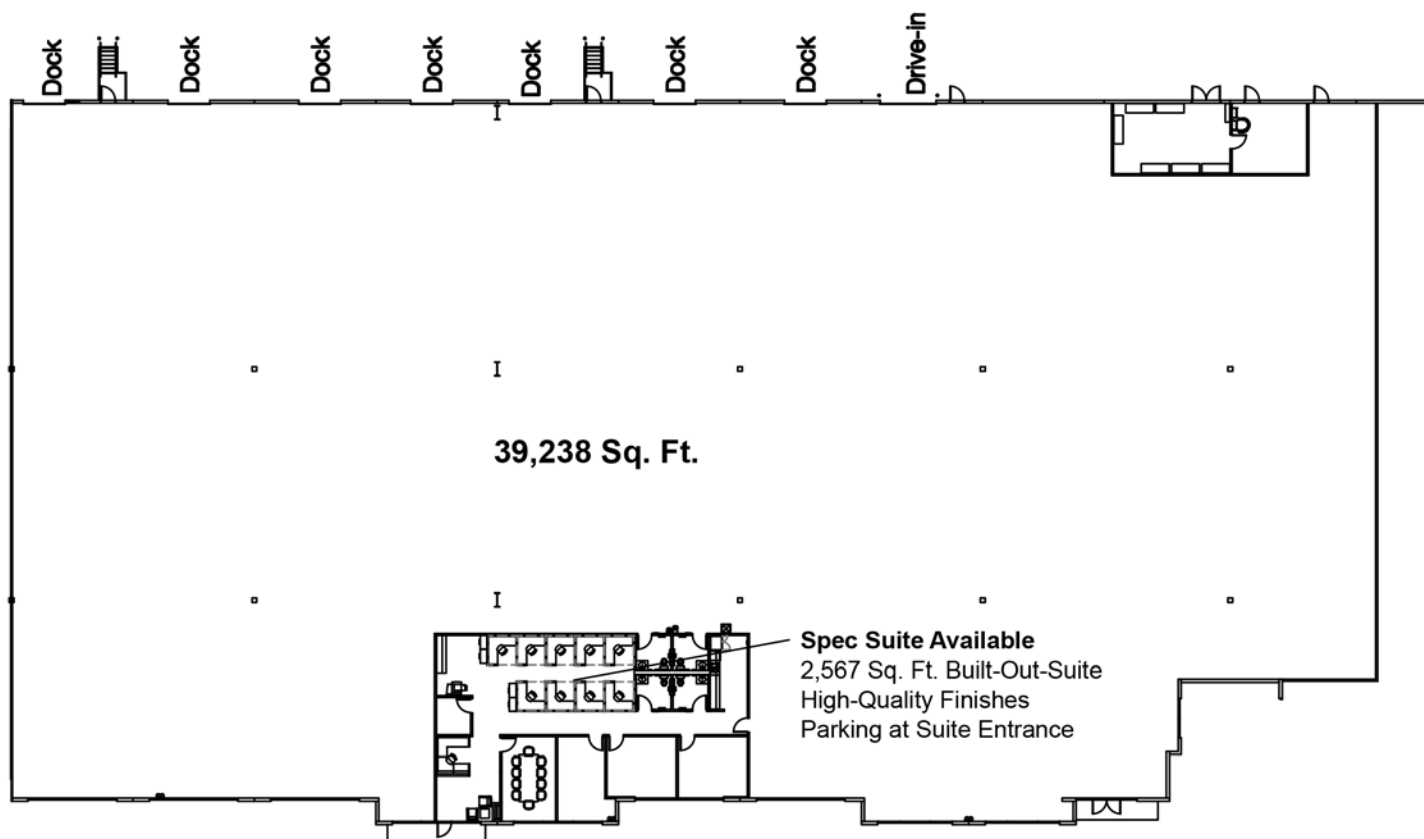
139,695 Sq. Ft. OFFICE/FLEX/INDUSTRIAL

10035 East 40th Avenue, Denver, CO 80239

Suite 10035, 39,238 SF

Lease rates & terms are negotiable.

**ETKIN
JOHNSON**
GROUP



- 2,567 SF Finished Office
- 24' Clear
- 7 Dock Doors
- 1 Drive-In Door
- Upgraded Power
- Zoned CMU-30
- Sprinklered
- Available Now

CONTACT: Ryan Good, Vice President Leasing/Sales 303.223.0496 rgood@etkinjohnson.com