



OFFERING SUMMARY

Available SF:	7,223 RSF
(Can Be Split Into Two Suites)	
Building Size:	38,600 SF
Lease Rate:	\$21.00/SF Full Service
Lot Size:	1.84 Acres
Building Class:	B
Year Built:	1982

PROPERTY HIGHLIGHTS

- **Suite 100 can be split into 2 smaller suites.**
- Suite 100 has a reception area, two conference rooms and 8 private offices, 7 with west facing exterior windows in the front half of the office. The rear half of the office includes a breakroom, 7 private window offices, plus an open office area suitable for 16+ cubicles depending on the cubicle sizes.
- 2675 S. Abilene is located just northeast of the Denver Technological Center along I-225 with excellent access from I-225 and East Iliff Avenue
- RTD Light Rail Line H runs from downtown to I-25 and along I-225 to Florida Avenue
- RTD Light Rail Line R runs from Lincoln Avenue along I-25 and along I-225 to Peoria and connects to the A Line to Denver International Airport
- Both lines run adjacent to 2675 S. Abilene and stop at the Iliff Station which is within easy walking distance of the building

CONTACT:

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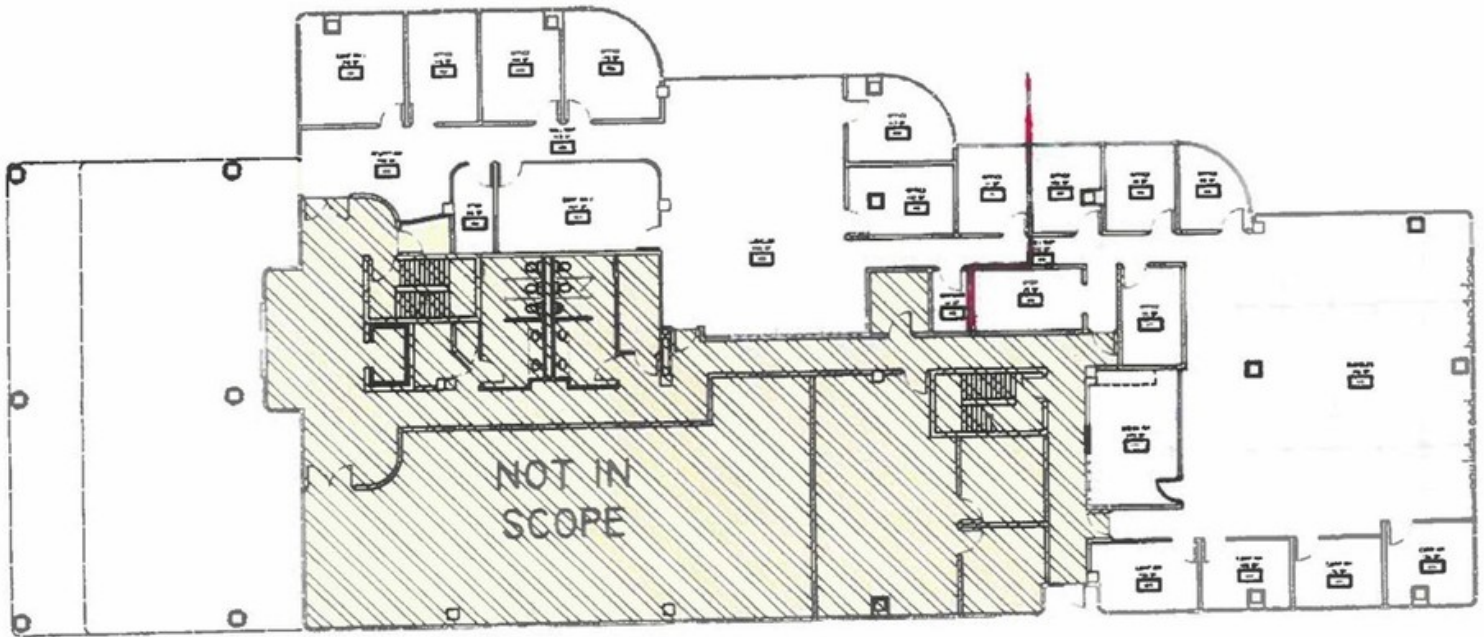
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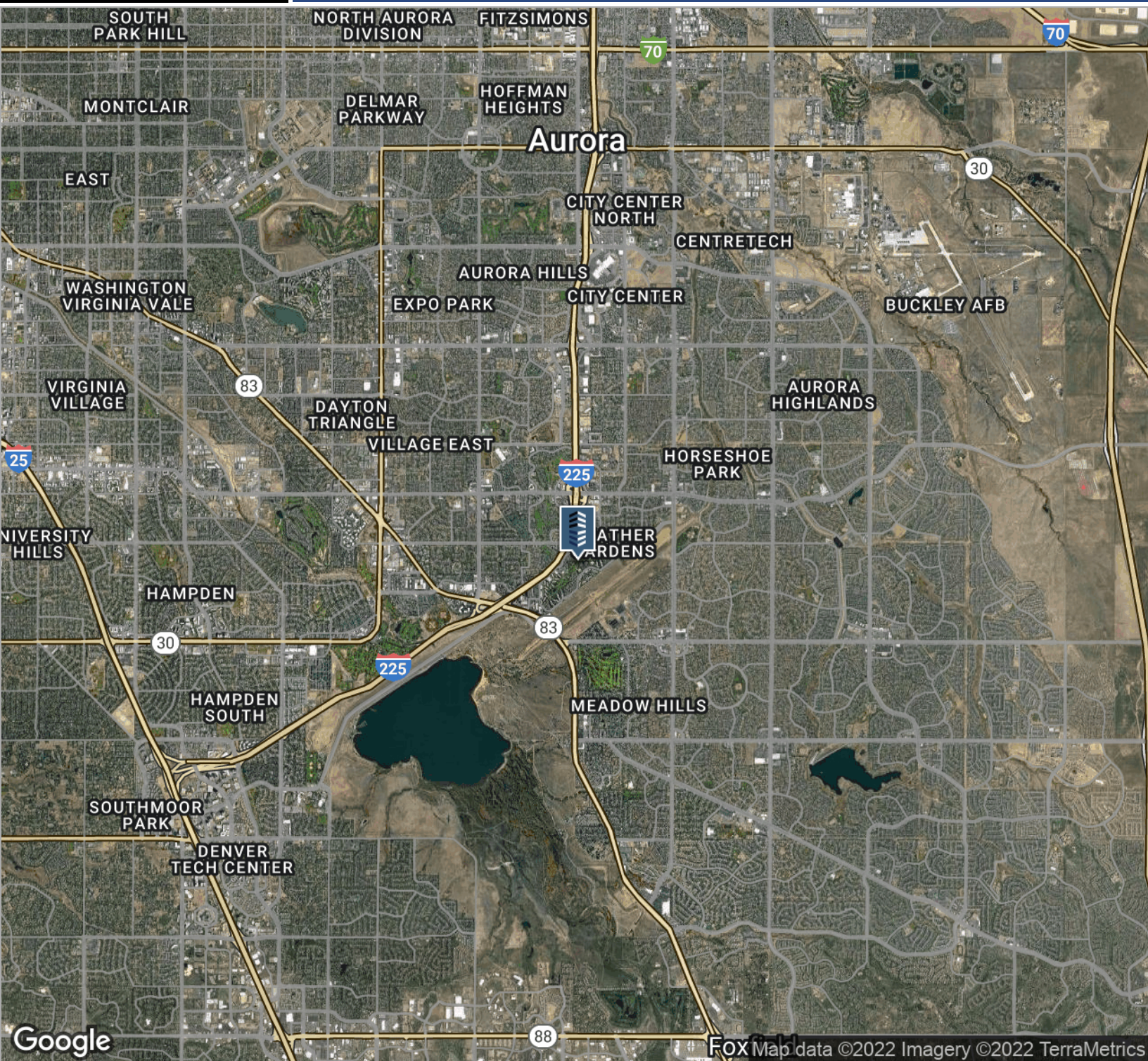


POTENTIAL FRONT HALF

POTENTIAL REAR HALF



**FIRST FLOOR
NEW BUILD PLAN**
NOT TO SCALE



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