

FOR LEASE - OFFICE/WAREHOUSE

6801 S. Emporia Street

Greenwood Village, CO 80112

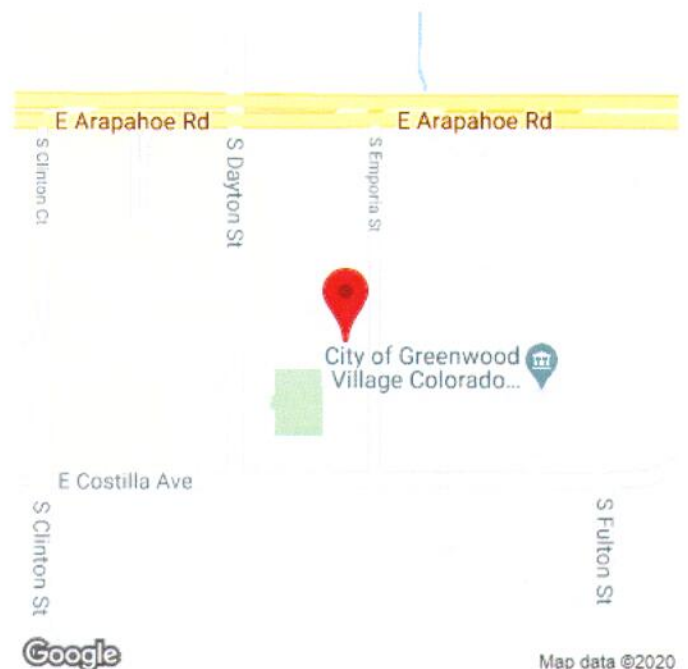
FOR LEASE



6801 South Emporia Street

PROPERTY HIGHLIGHTS

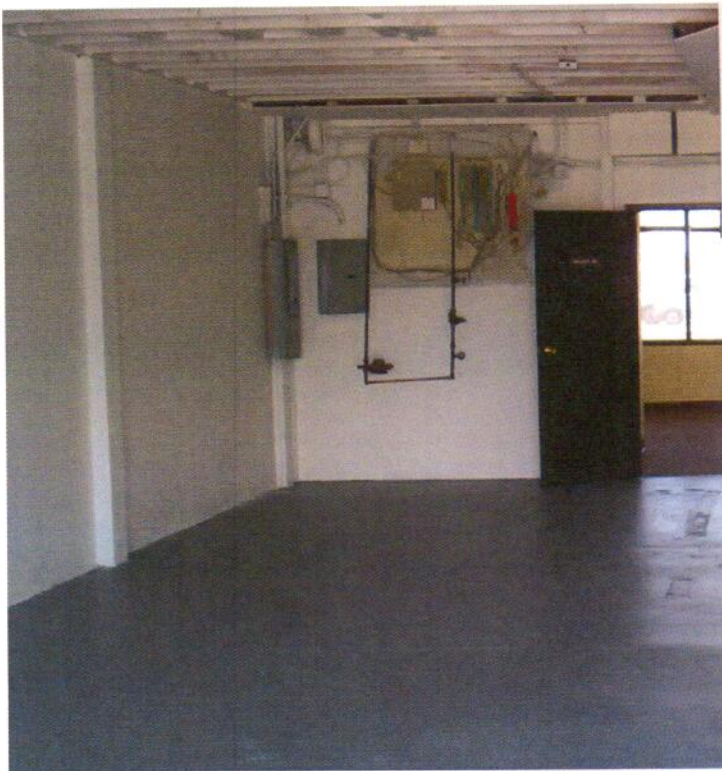
- 1503 SF - 501 office /1002 warehouse + mezzanine
- \$10.10 SF + NNN (2020 NNN are \$6.02 SF)
- 90 AMP panel
- On-Site parking
- Building Signage
- On-Site Management
- Many amenities on Arapahoe Rd., Post Office across the street, Home Depot, Lowes
- Excellent location - just off I-25 and Arapahoe
- Easy access to C-470, E-470, I-225
- Well Maintained Building - Pride of Ownership



Tony Hemminger
Employing Broker
720.344.1174
tony@westinvestnet.com

David Blackwood
Leasing Broker
303.518.9650
david@westinvestnet.com

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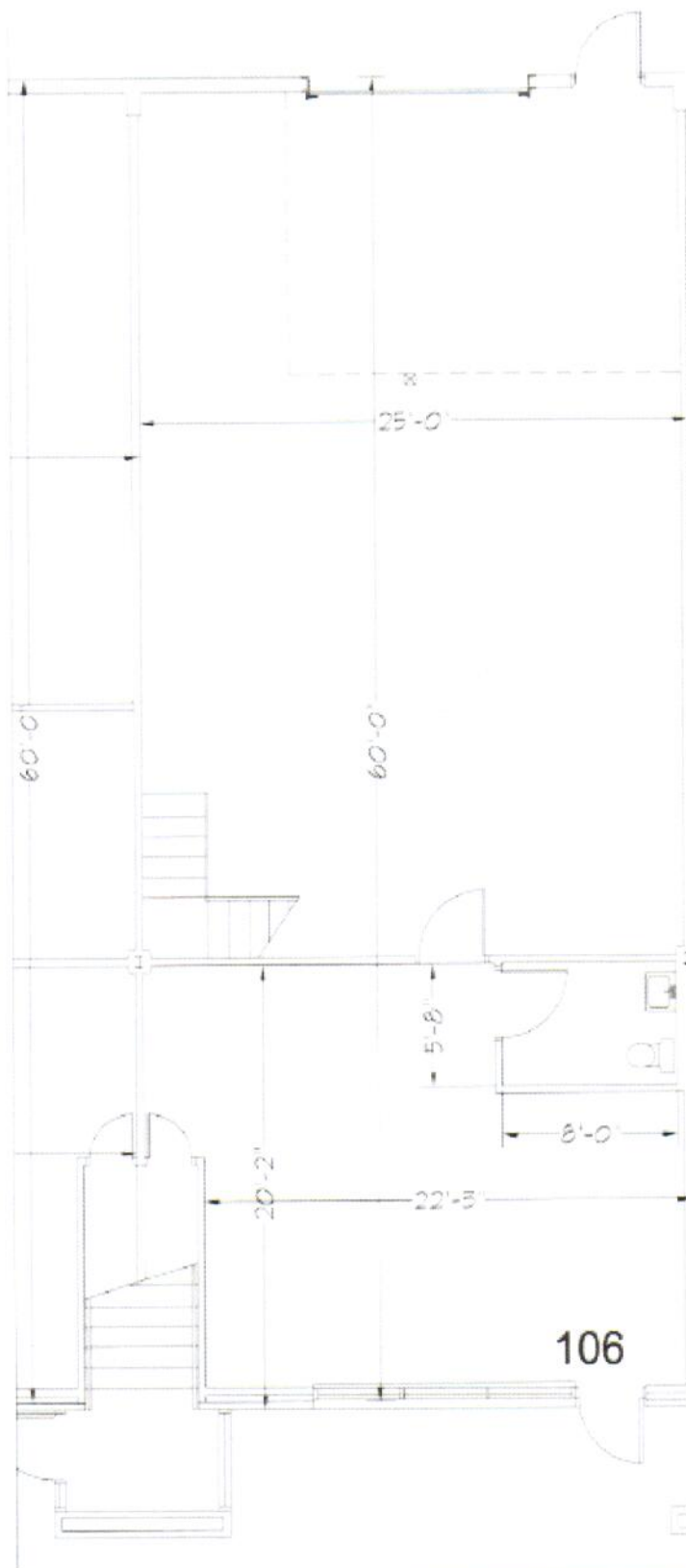


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