

5580 Havana Street

Denver, Colorado



Cimarron Business Center

As exclusive agents, we are pleased to offer the following space for lease:

Industrial For Lease

Units Available:

2A: 2,144 SF (25% office)

3A: 2,501 SF (25% office) **LEASED**

4A: 2,501 SF (80% office)

5A: 3,242 SF (45% office)

6A: 3,242 SF (40% office)

7A: 3,242 SF (20% office) **LEASED**

Lease Rate:

\$4.95/SF NNN

Property Highlights

- ◆ Cimarron Business Center offers clean and well-maintained office/warehouse space with easy access to I-70 and Havana Street
- ◆ Close to the new restaurants and retail stores at Northfield at Stapleton
- ◆ Grade-level loading doors
- ◆ Freshly updated office spaces
- ◆ Up to 8,985 square feet contiguous available!

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Leased and Managed by:

Newmark Knight Frank
Frederick Ross

www.newmarkkf.com

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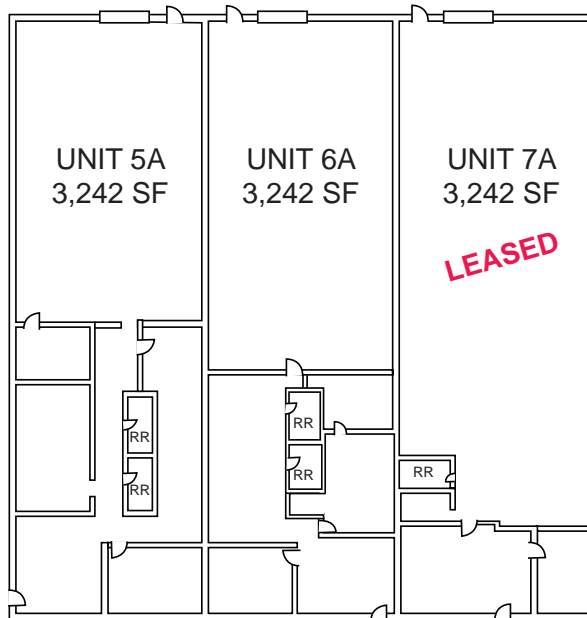
Denver, Colorado



Industrial For Lease

Floorplans

(Drawings not to scale)



Details

Space Available: 2,144–8,985 SF

Building Size: 38,425 SF

Lease Rate: \$4.95/SF NNN

Operating Expenses: \$1.90/SF (2011)

Terms: 3–5 years

Zoning: I-2

Ceiling Height: 12' clear

Electrical: 200 Amps/unit

Loading: One (1) drive-in door/unit

Aerial View

