

FOR LEASE

14603 EAST FREMONT AVENUE  
Centennial, CO 80112



LOCATION MAP



CONTACT US

**DANIEL CLOSE**  
+1 720 528 6342  
daniel.close@cbre.com

**MATT BURGNER**  
+1 720 528 6406  
matt.burgnerk@cbre.com

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/denver](http://www.cbre.com/denver)



FOR LEASE

MULTI-TENANT SOUTHEAST  
BUILDING

14603 EAST FREMONT AVENUE  
Centennial, Colorado 80112



BUILDING INFORMATION

<b>AVAILABLE:</b>	Suite 100: 16,942 SF two-story office (8,385 SF 1st floor; 8,557 SF 2nd floor) Suite 101: 37,287 SF (6,739 SF office; 30,548 SF warehouse) Suite 102: 34,735 SF (9,766 SF office; 24,969 SF warehouse)
<b>CLEAR HEIGHT:</b>	12' - 22' in warehouse
<b>LOADING:</b>	3 dock doors - able to add more
<b>ELECTRICAL:</b>	1,600 amps, 208/120 volt, 3 phase
<b>YEAR BUILT:</b>	1989 - West wing added 2009
<b>PARKING:</b>	3.2:1,000
<b>LEASE RATE:</b>	\$17.00/SF NNN office \$11.00/SF NNN warehouse with yard \$9.00/SF NNN warehouse without yard
<b>OUTDOOR STORAGE: *</b>	Parcel 1: 41,284 SF

\* (can be assigned to any suite)

[www.cbre.com/denver](http://www.cbre.com/denver)

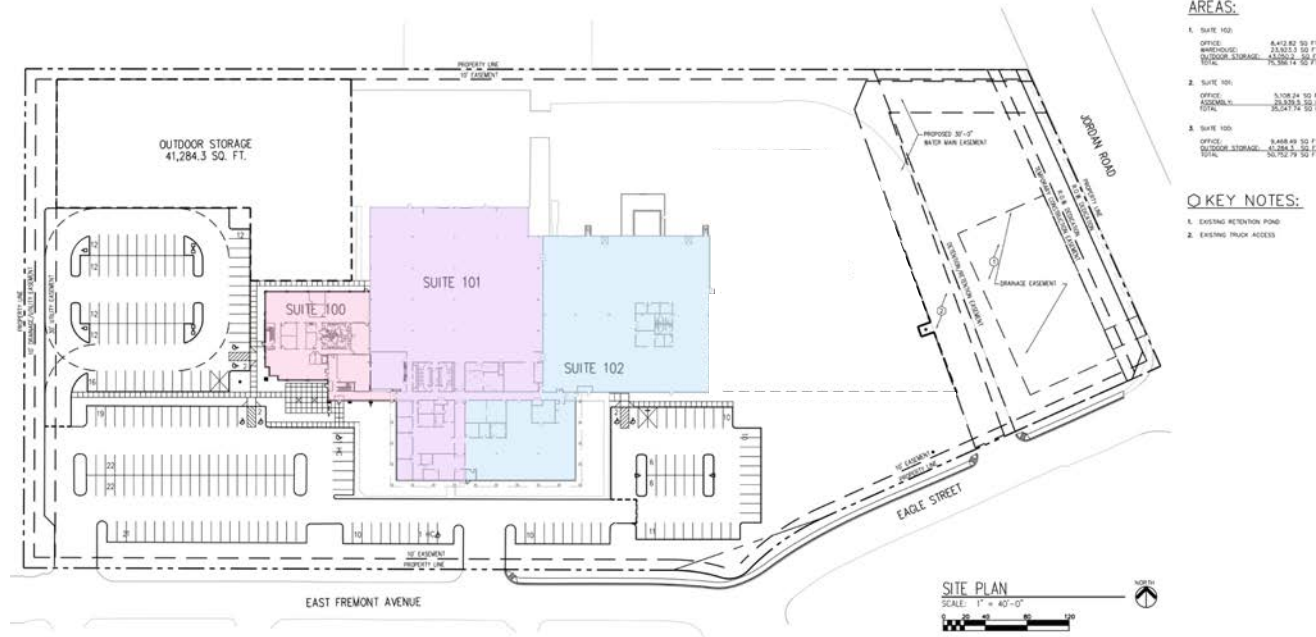




# FOR LEASE MULTI-TENANT SOUTHEAST BUILDING

14603 EAST FREMONT AVENUE  
Centennial, CO 80112

## SITE PLAN



## BUILDING INFORMATION

- + Office/warehouse building on 10.54 acres
- + Close proximity to Centennial Airport
- + Fire sprinklered
- + Rare outside storage opportunity
- + Flexible layouts
- + New roof in 2013
- + Multi-tenant opportunity
- + Dock-high loading

## SOUTHEAST OFFICE / WAREHOUSE FOR LEASE

