

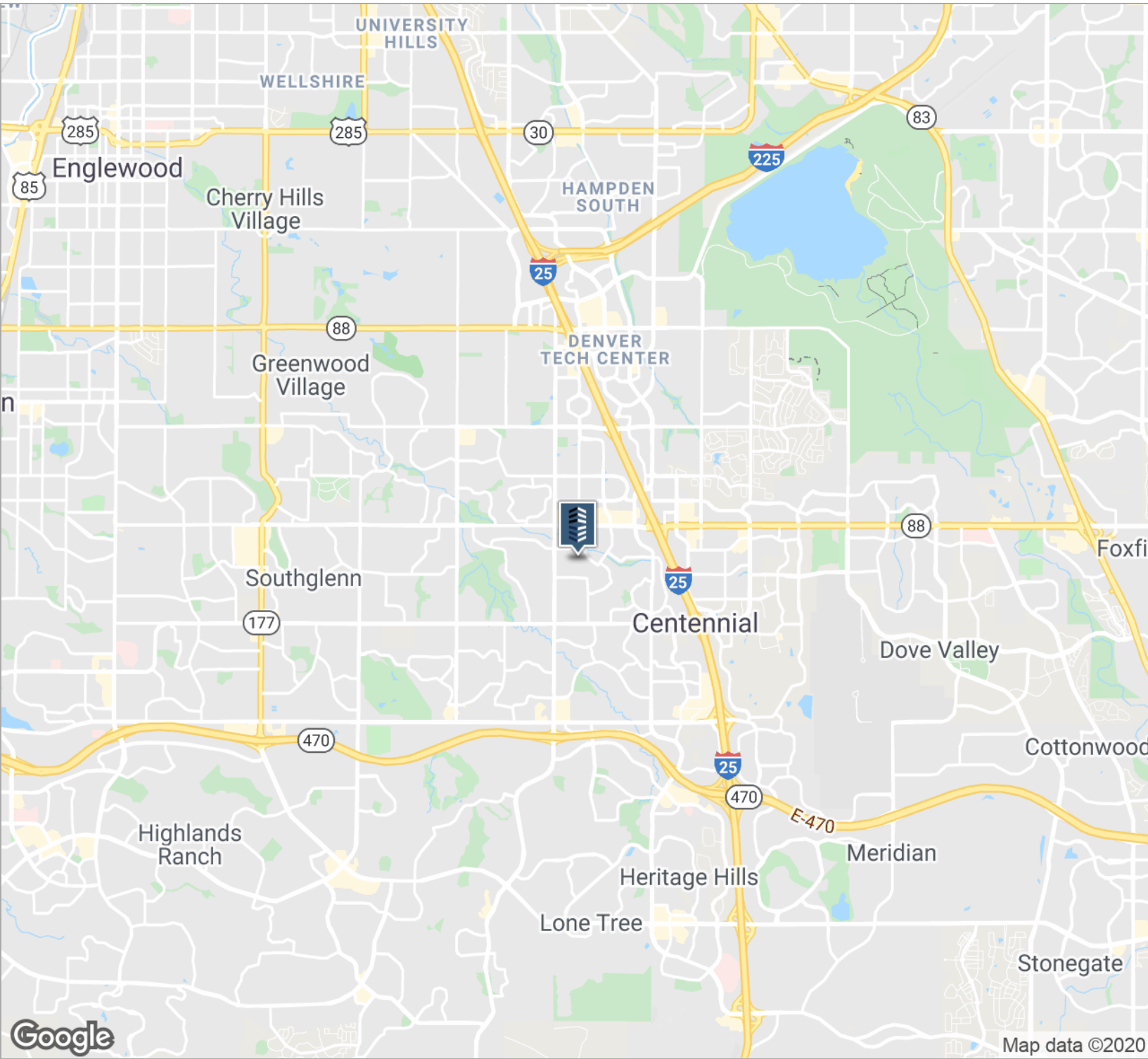


OFFERING SUMMARY

Available SF:	390 - 1,298 SF
Lease Rate:	\$14.00 - 15.00 SF/yr (Full Service)
Lot Size:	2.18 Acres
Building Size:	42,000 SF
Building Class:	C
Year Built:	1981
Market:	Denver SE Suburban

PROPERTY HIGHLIGHTS

- Strong Local Ownership
- Ample Parking
- Full Service Lease Rate
- Affordable Lease Rates
- Common Conference Room
- Excellent Location on E Arapahoe Rd
- Close proximity to area restaurants, banking, shopping and hotels
- I-25 Access at Arapahoe Rd
- Frontage and visibility
- Light Rail Access



CONTACT:

SCOTT FISCHER

SENIOR BROKER
ASSOCIATE

303.512.1158

sfischer@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.