



FOR SUBLEASE

3801 N Havana Street

Denver, Colorado 80239

**CLASS-A STAND-ALONE BUILDING
AVAILABLE FOR SUBLEASE**

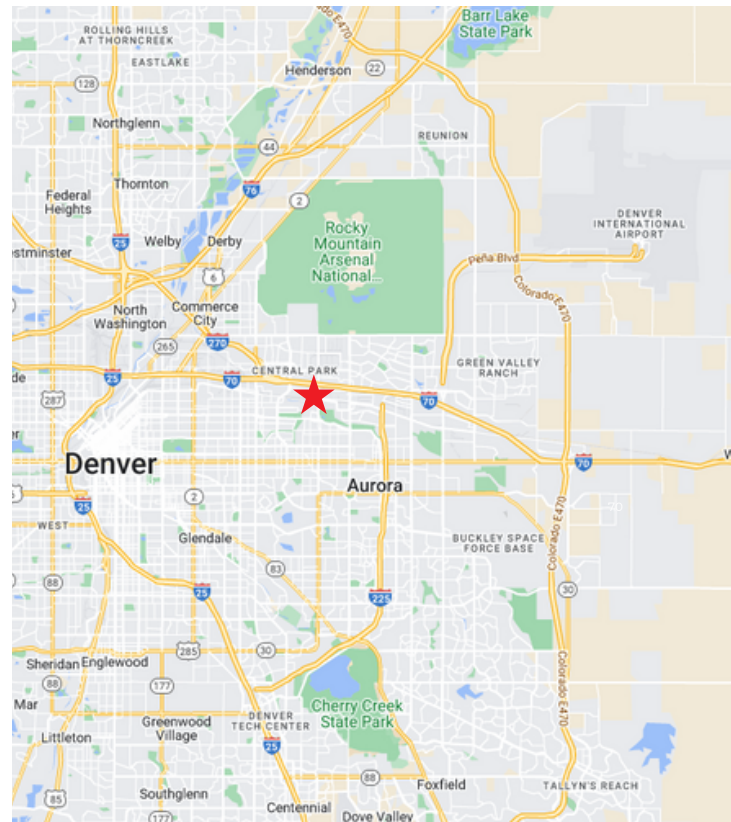


±172,627 SF Available For Sublease

Sublease Term Through 12/31/28 with Longer Term Possible

Property Highlights

Building Size	±172,627 SF
Office	First Floor: ±3,473 SF Second Floor: ±16,104 SF
Available	Q2 2024
Clear Height	30'
Loading	35 Dock-high doors (9'x10') 4 Drive-in doors (12'x14') 10 with levelers, 25 shelters, 5 restraints
Power	2,500 KVA, 3,000A/277/480V
Sprinklers	ESFR with fire pump
Zoning	CMU-30
Design	Front park/rear load
Parking	350 Stalls
Column Spacing	52' x 50' with 60' speed bay
Truck Court	130' with 60' concrete apron
Lot Size	11.4 Acres
Year Built	2008 (Renovated in 2018)
Asking Rate	\$6.50/SF NNN
Operating Expenses	\$3.02/SF





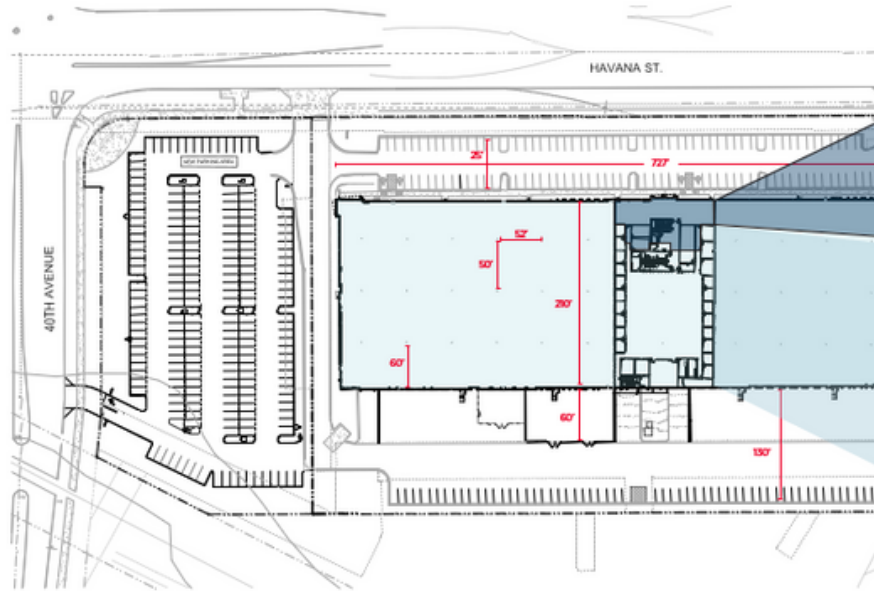
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Unique Offering

- Existing high-image office space with conferencing center
- Stand-alone building opportunity
- Ample parking available with adjacent lot
- Central location with direct freeway access
- Security gates in place
- Building signage opportunity



For more information, please contact:

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