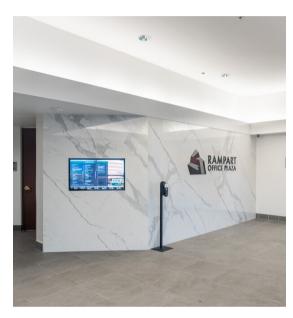


# **DENVER TECH CENTER WITHOUT THE CONGESTION**

# GENEROUS SIZED RETAIL OR OFFICE SPACE AVAILABLE ON GROUND FLOOR | 828-7,542 SF



## PROPERTY DESCRIPTION & AMENITIES

- High Identity Building prominently visible from the busy Arapahoe Road corridor.
- Ground Floor Retail Opportunity with building signage available.
- Rampart Office Plaza is located among several great hotels, recreation, and dining options.
- Close proximity to I-25, Centennial Airport, Park Meadows Mall.



## **AVAILABILITY**

SUITE	SF	RATE/SF	DETAILS
100	2,730 - 7,542	\$25.00/SF NNN	Prime ground level office or retail space with highly visible building signage from Arapahoe Road. Twelve-foot high ceiling heights with floor-to-ceiling glass. Demisable space built to suit - has been converted to fully contiguous suites 100 and 101 (2020). Create your ideal retail or office space with bare floors and white walls. For additional space, can be made contiguous with suite 180 for 9,032 Sq Ft. Lease term and price negotiable.
570	2,859	\$18.50/SF	This suite has 5 private offices with views, a conference room, open workspace, and kitchen/breakroom.
645	2,262	\$18.50/SF	This suite has 3 private offices with views, a conference room, kitchen, open workspace and reception/waiting area.
B30	4,124	\$11.50/SF	This space is in the basement of the building. Perfect for an exercise facility/studio, basement level office or for basement storage.
B50	824	\$11.50/SF	Perfect for an exercise facility/studio, basement level office or for basement storage.

## **BUILDING DETAILS: RAMPART OFFICE PLAZA**

Address: 6855 S. Havana Street

City: Centennial
County: Arapahoe
Building Size: 114,215 SF

Number of Floors: 6

Approx. Floor Plate: 16,548 SF Year of Construction: 1984 Renovated: 2011

Owner: KEW Realty Corporation Parking: 4:1000, 450 Spaces



### LOCATION



All information contained in this brochure, while not guaranteed, is obtained from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, withdrawal or other conditions, without notice. It is the responsibility of either you or your agent to verify its accuracy.

