



**RAMPART
OFFICE PLAZA**

RAMPART OFFICE PLAZA
6855 S. Havana Street | Centennial CO 80112

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



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