



**7475 SOUTH JOLIET STREET
ENGLEWOOD, COLORADO**

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61,436 SF AVAILABLE | DIVISIBLE TO 30K SF

RARE LARGE BLOCK WITH COVERED PARKING, AVAILABLE 4Q 2020

FOR LEASE

- BEST-IN-CLASS SINGLE-STORY OFFICE DESIGN
- OPEN FLOOR PLAN WITH HIGH DENSITY USAGE
- LARGE CONTIGUOUS BLOCK OF SPACE
- HIGH PARKING RATIO
- LOCATED IN INVERNESS BUSINESS PARK
- AVAILABLE FOR OCCUPANCY 4Q20

ACCESS
OFF I-25 AND
DRY CREEK ROAD

PARKING
5.5:1,000 SF RATIO

FURNITURE
514 CUBES
16 PRIVATE OFFICES

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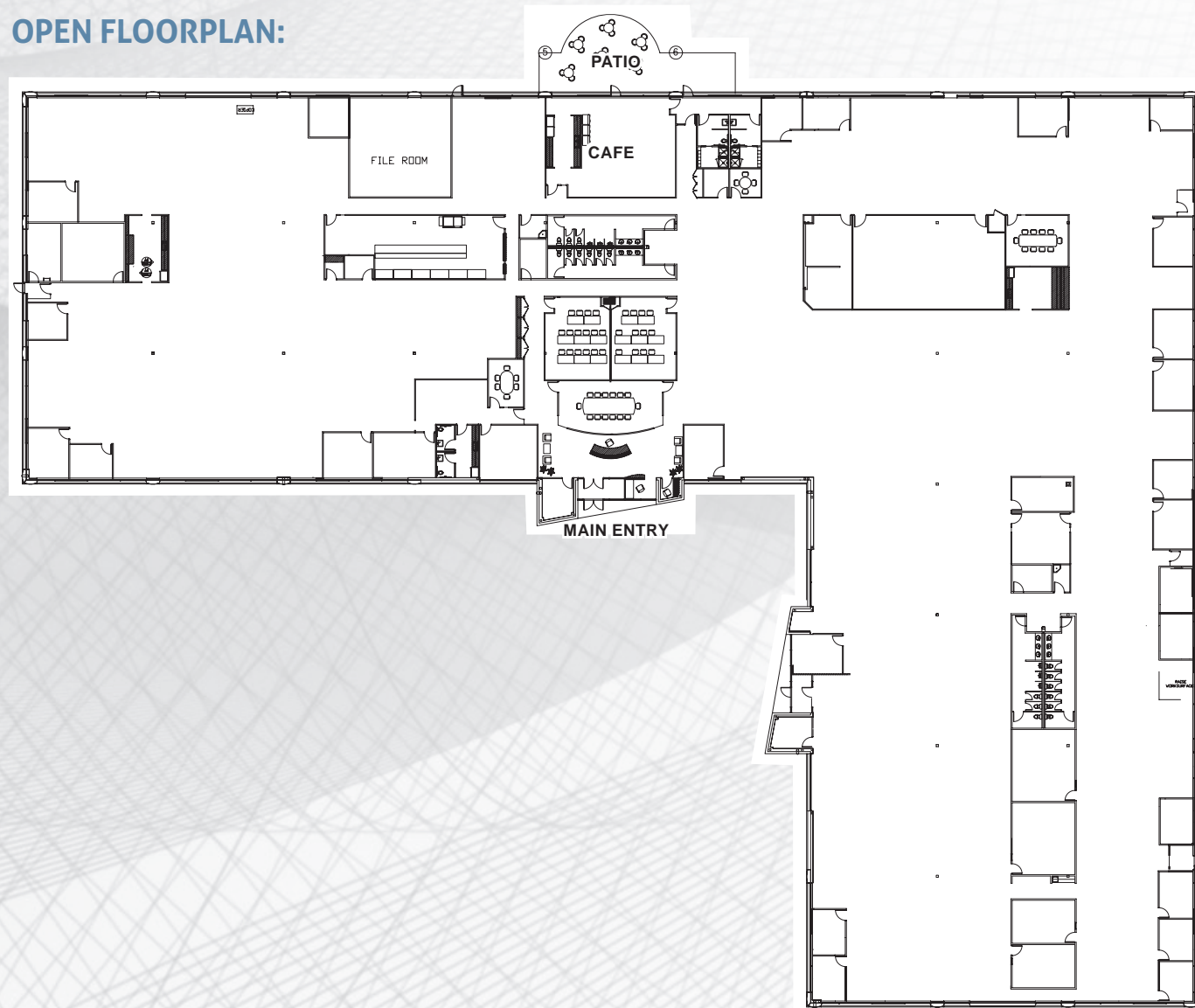
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PROPERTY INFORMATION/FEATURES:

- Building size: 61,436 SF
- Site size: 6.56 acres
- Lease rate: \$14.50/SF NNN
- Parking: 5.5:1,000 SF
- 12 covered parking spaces
- Immediate access to I-25 at Dry Creek interchange
- Potential for DI loading door
- 2,400 amps at 277/480V service
- Full-building back up 1.25 kVA generator with UPS & ATS
- Tenant patio, full-food service kitchen and cafeteria
- Single-story, pre-cast construction allowing for extensive full height ribbon glass window lines
- Ceiling height: 10' drop ceiling; 16' to deck
- YOC: 1999
- Flexible uses

OPEN FLOORPLAN:



BEST IN CLASS DESIGN



COVERED PARKING



AREA AMENITIES:

- New TopGolf entertainment facility nearby
- Easy access from I-25 at Dry Creek Road
- Lightrail access & on-property Inverness shuttle
- Adjacent to Centennial Airport
- 130,000-square-foot Colorado Athletic Club nearby
- Five community shopping centers are located within three miles, containing major supermarkets and retailers

