

# Limited Time *Extreme* Rate Reduction

## 6200 South Troy Circle



## Office/Warehouse Space for Lease

### Available Space:

6,329 SF Office & Warehouse  
Ready to Occupy - Fully Cabled  
Upgraded Office Finishes  
Furniture and Phones Available  
2 Drive-In Doors, 19' Clear Height

### Site Features:

Excellent Access to I-25 via Arapahoe Road  
3.40:1,000 Parking Ratio  
Service Vehicle Parking in Rear  
2.15 Acre Site  
Zoned PUD

### Building Features:

26,500 SF Building  
Excellent Identity and Exposure  
Newer Construction 1998

## **\$5.00/SF NNN**

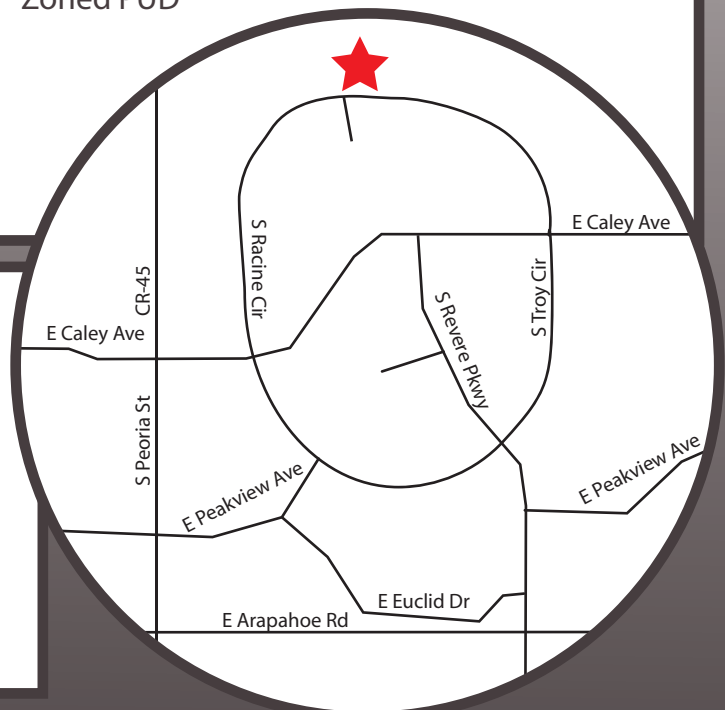
(Est. NNN's \$4.25/SF)

1 or 2 year deal with termination

Must take full 6,329 SF for this rate

Call & Tour Today

## **303-327-5800**



COLORADO COMMERCIAL  
COMPANIES

1777 South Harrison Street, Suite 780  
Denver, Colorado 80210  
T 303 327 5800  
F 303 327 5801  
www.colocomm.com

NATASHA FELTEN  
nfelten@colocomm.com

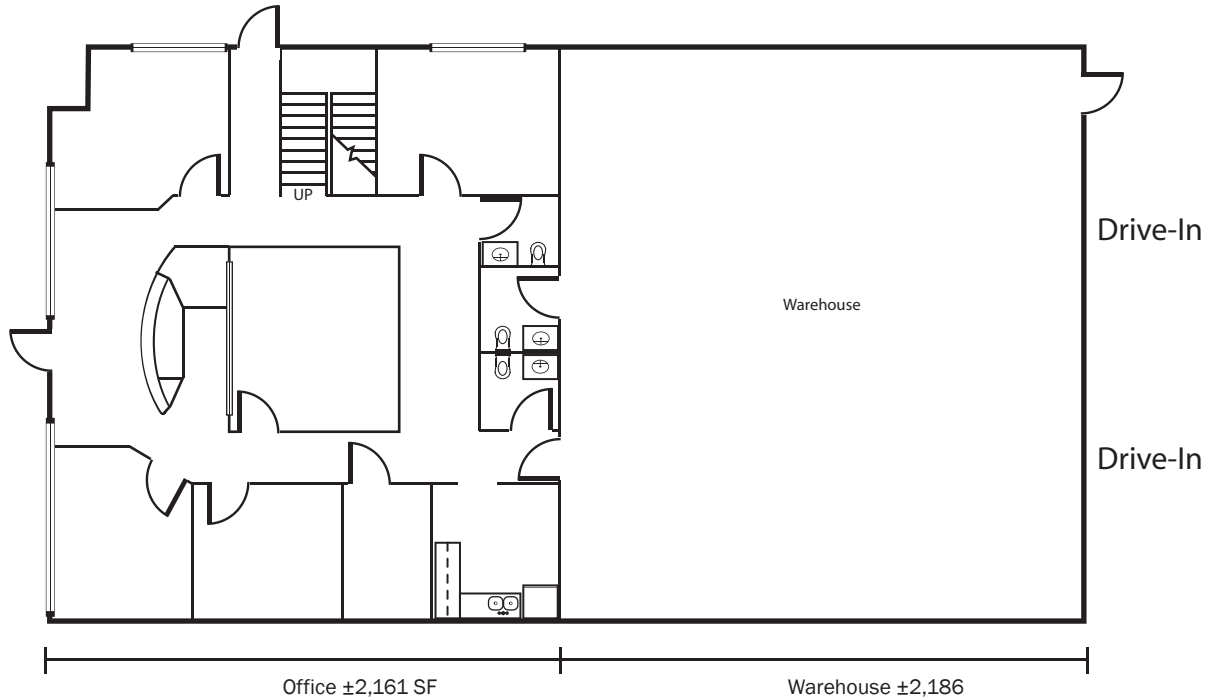
MATTHEW BALL  
mball@colocomm.com

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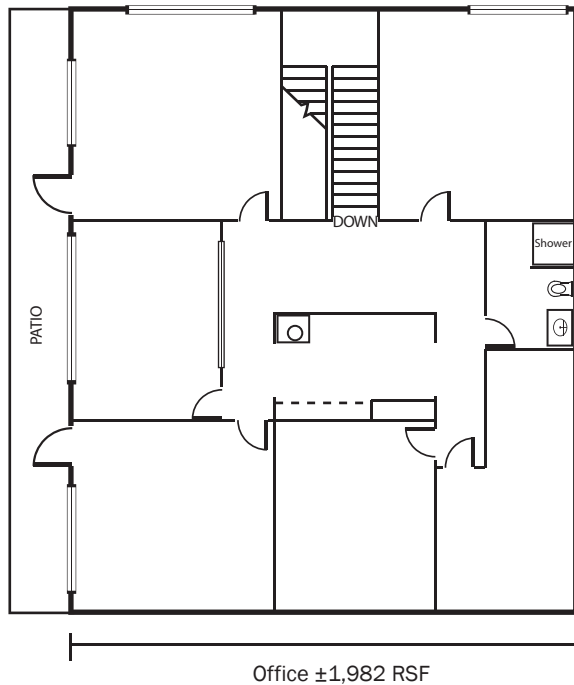
# Maverick Corporate Center

6200 South Troy Circle ~ Englewood, Colorado 80111

## 1st Floor



## 2nd Floor



### First Floor - Suite 100

Available: 30-60 Days

Buildout: Reception area, 3 window offices, 1 interior office, conference room, storage room, kitchen/workroom. Office and warehouse restrooms. Warehouse space has 19' clear height and two drive-in doors.

### Second Floor - Suite 200

Available: 30-60 Days

Buildout: Reception area, 4 window offices, 1 interior office, storage room, kitchen/workroom, and a private bathroom. Accessible by stairs only. Patio and western views!

Note: Drawings are not to scale. Any furniture shown is for planning purposes only.



### For More Information, Please Contact:

Natasha K. Felten  
Matthew D. Ball  
303.327.5800 telephone  
303.327.5801 fax  
www.colocomm.com

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