

6200 South Troy Circle

Office Space For Lease



Maverick Corporate Center

Building Features:

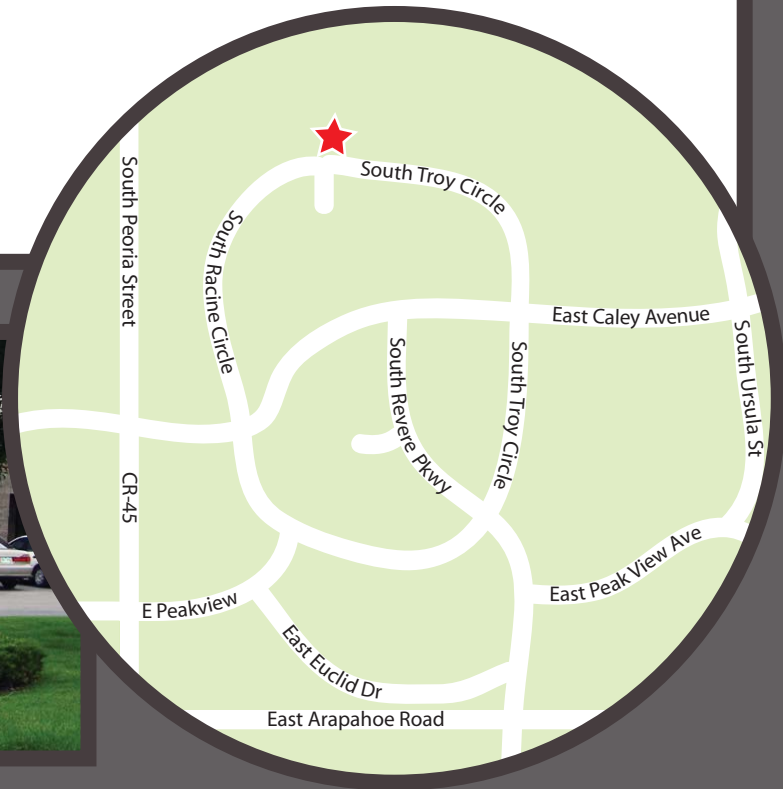
- 26,500 SF Building
- Excellent Identity and Exposure
- Newer Construction - 1998
- Upgraded Office Finishes
- Furniture & Phones Available!
- Monument Signage

Availabilities:

- Suites 100 & 200
- 4,143 RSF Office Space
- \$7.50 - \$8.50/RSF NNN

Site Features:

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



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

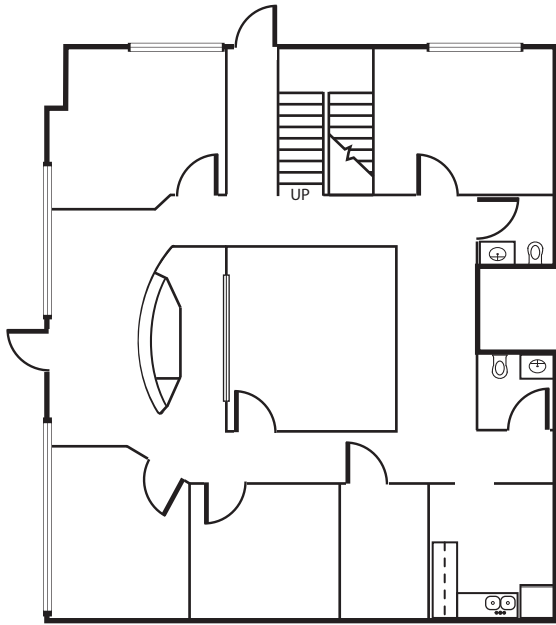
NATASHA FELTEN
 nfelten@colocomm.com

MATTHEW BALL
 mball@colocomm.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

6200 South Troy Circle

6200 South Troy Circle ~ Englewood, Colorado 80111



±2,161 RSF Office

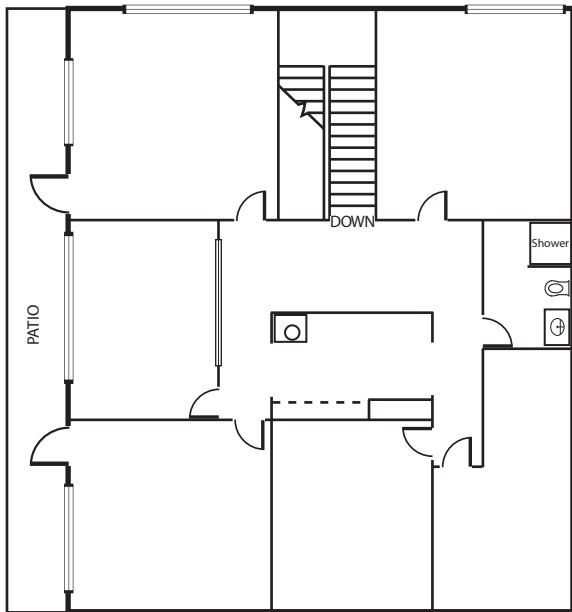
Suites 100 & 200
Available Immediately
\$7.50-\$8.50/RSF NNN
Estimated NNN's \$4.25/RSF

Total RSF: 4,143



First Floor - Suite 100

Buildout: Reception area, three window offices, one interior office, conference room, storage room, kitchen/workroom. Two private restrooms.



±1,982 RSF
Office

Second Floor - Suite 200

Buildout: Four window offices, one interior office, storage room, kitchen/workroom, and a private bathroom.
Accessible by stairs only. Western views and patios!



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

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.