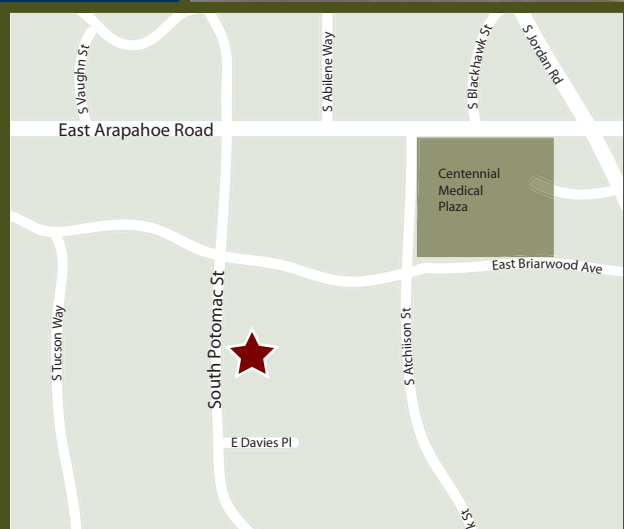


Potomac Corporate Center

6950 South Potomac Street

Lease Rates from
\$10.00-\$14.00/RSF
FSG!



Building Features

- 45,677 RBA
- 3 Stories
- 1998 Construction
- Professionally Managed
- Owner Occupied
- Highly Upgraded Lobby
- Class A Finishes

Site Features

- 1.84 Acre Site
- 4.00:1,000 SF Parking Ratio
- Easy Access to I-25, Parker Road, E-470, and Arapahoe Road
- Excellent Identity and Exposure

Available Space

Rare Full Floor—15,226 RSF
Stunning Western Views
Elevator Lobby Identity
Monument Signage
Introductory Rate of \$10.00/RSF*
FSG (Full Floor User Only)
(*subject to escalations)



1777 South Harrison Street, Suite 780
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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.

Potomac Corporate Center

6950 South Potomac Street · Centennial, CO 80112

Third Floor

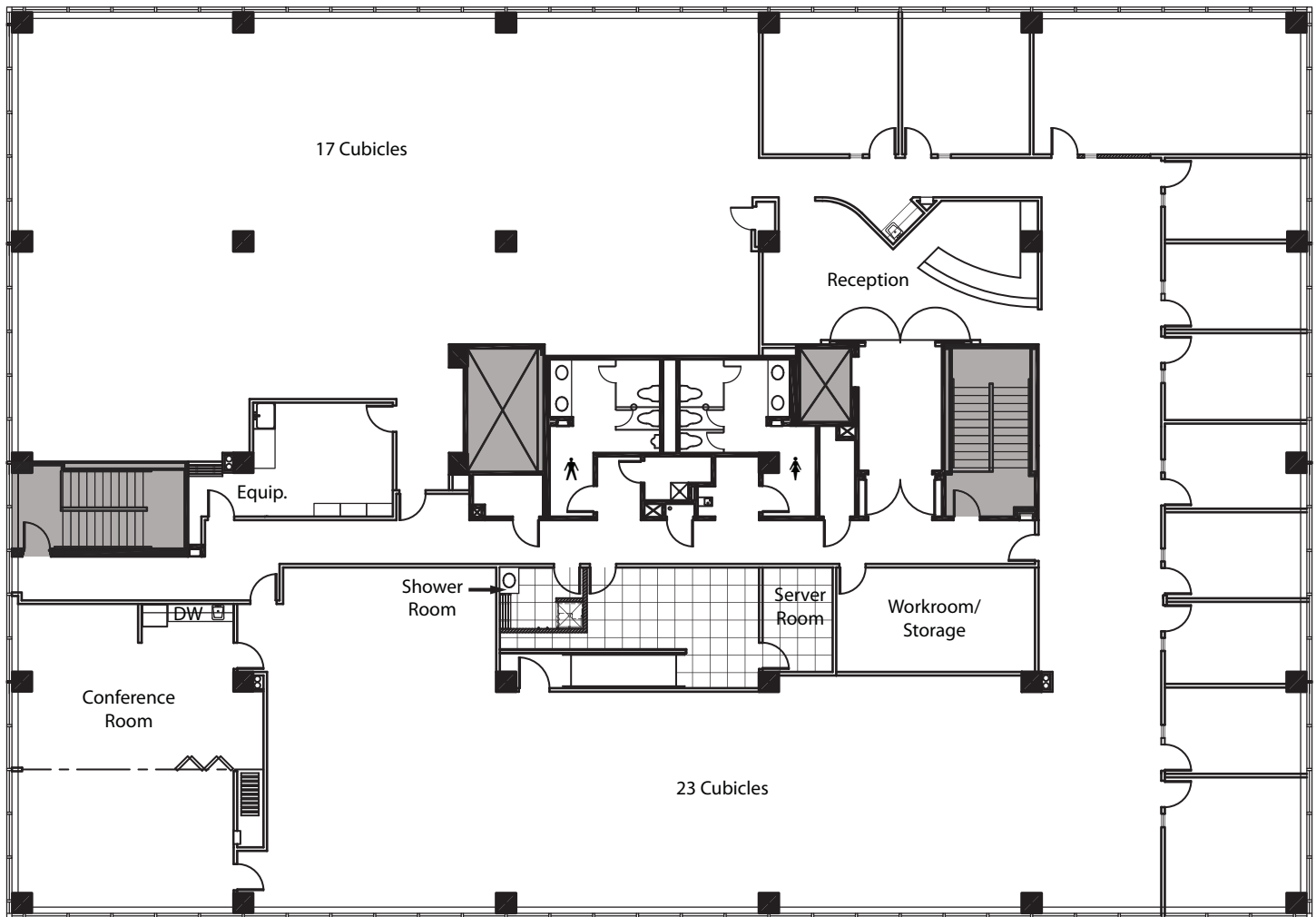
±15,226 RSF (Divisible to 3,000 RSF)

Available Immediately

Introductory Rate of \$10.00/RSF* FSG (Full Floor User Only)

Full-floor identity, built-in reception desk, 11 private offices on the glass, divisible conference room with kitchenette, 2 large bullpens, equipment room, server room, workroom, and storage closets.

**Rate subject to escalations.*



Note: Plans shown are not to scale. Build outs are subject to independent verification by Tenant.



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