

RAMPART CENTER

SINGLE-STORY OFFICE/FLEX SPACE



FOR LEASE

10' Ceiling Heights



RAMPART CENTER

- >7173 S. Havana Street (Building A)
 - >7245 S. Havana Street (Building B)
 - >7150 S. Fulton Street (Building C)
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- >Lease Rate: \$14.50/SF NNN
 - >Sale Pricing (Building C): \$11,700,000
 - >Parking: 5:1,000 SF
 - >Operating Expenses: \$6.26/SF (2018)
 - >Year of Construction: 1999

Site Plan



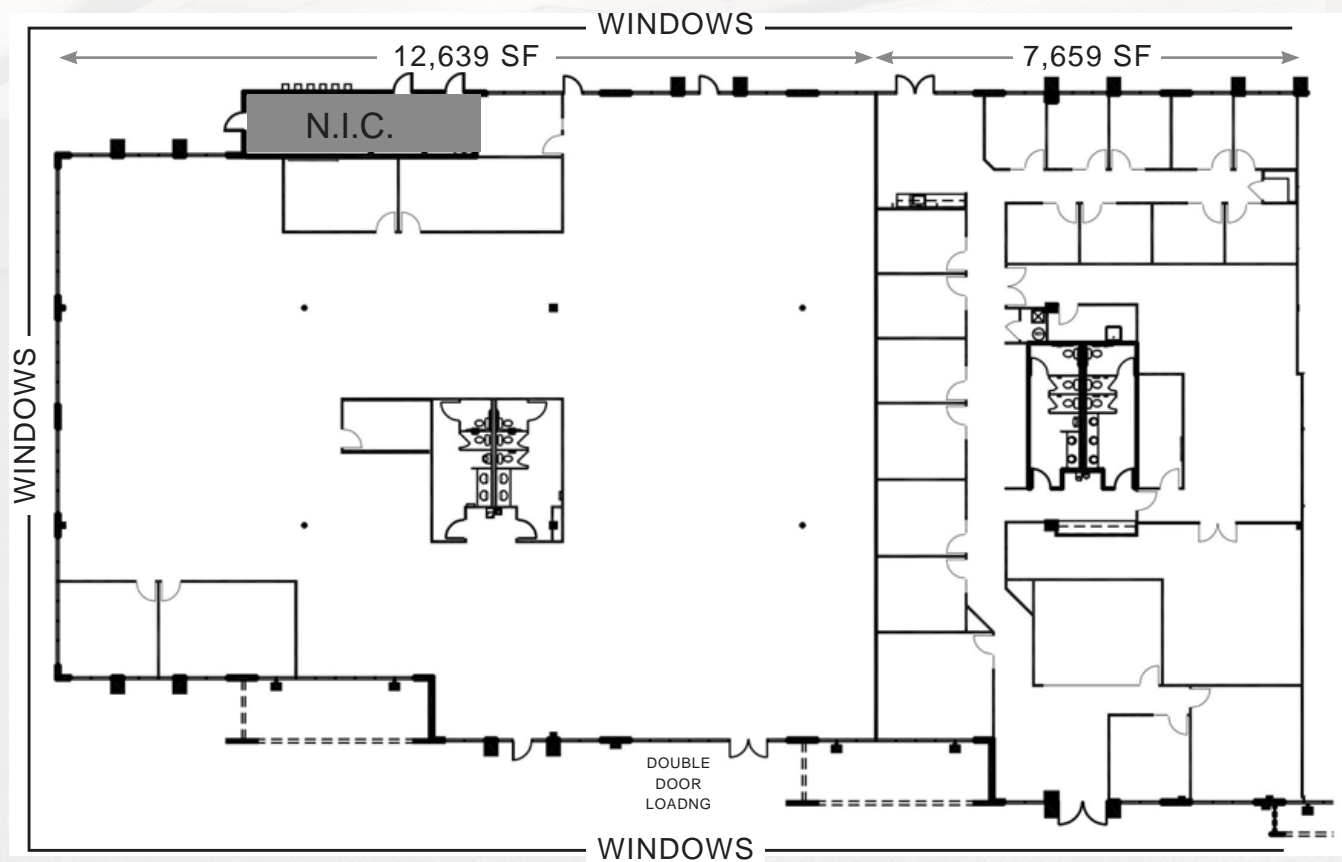
Efficient use of space



7173 S. HAVANA STREET

BUILDING A:

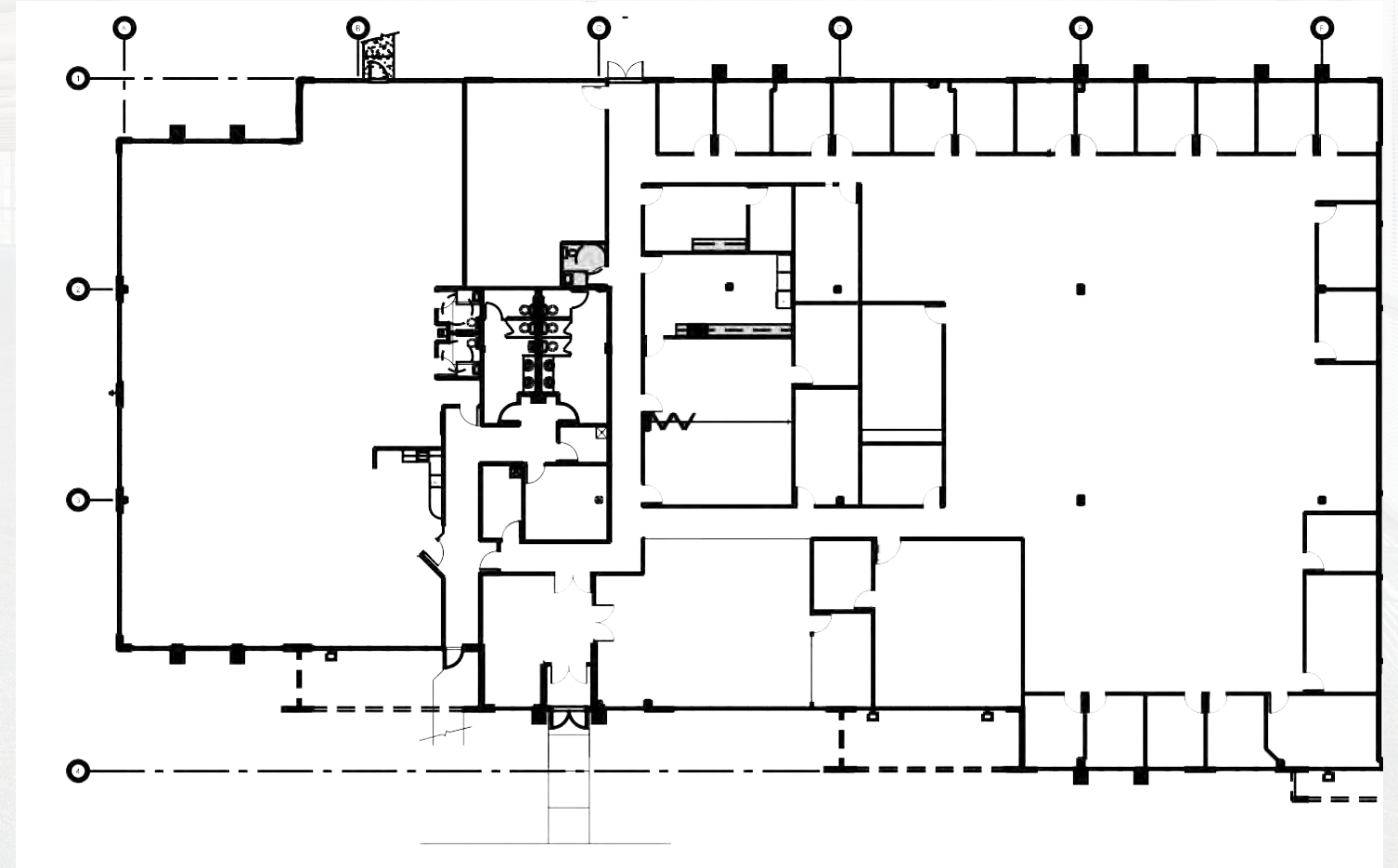
- >20,293 SF Available (divisible to 7,659 SF)
- >White Box condition
- >Glass on 3 sides
- >100% Office
- >Grade level loading available
- >Exterior patio space in courtyards
- >5/1,000 SF Parking
- >14' to structure for open ceiling creative office space



7245 S. HAVANA STREET

BUILDING B:

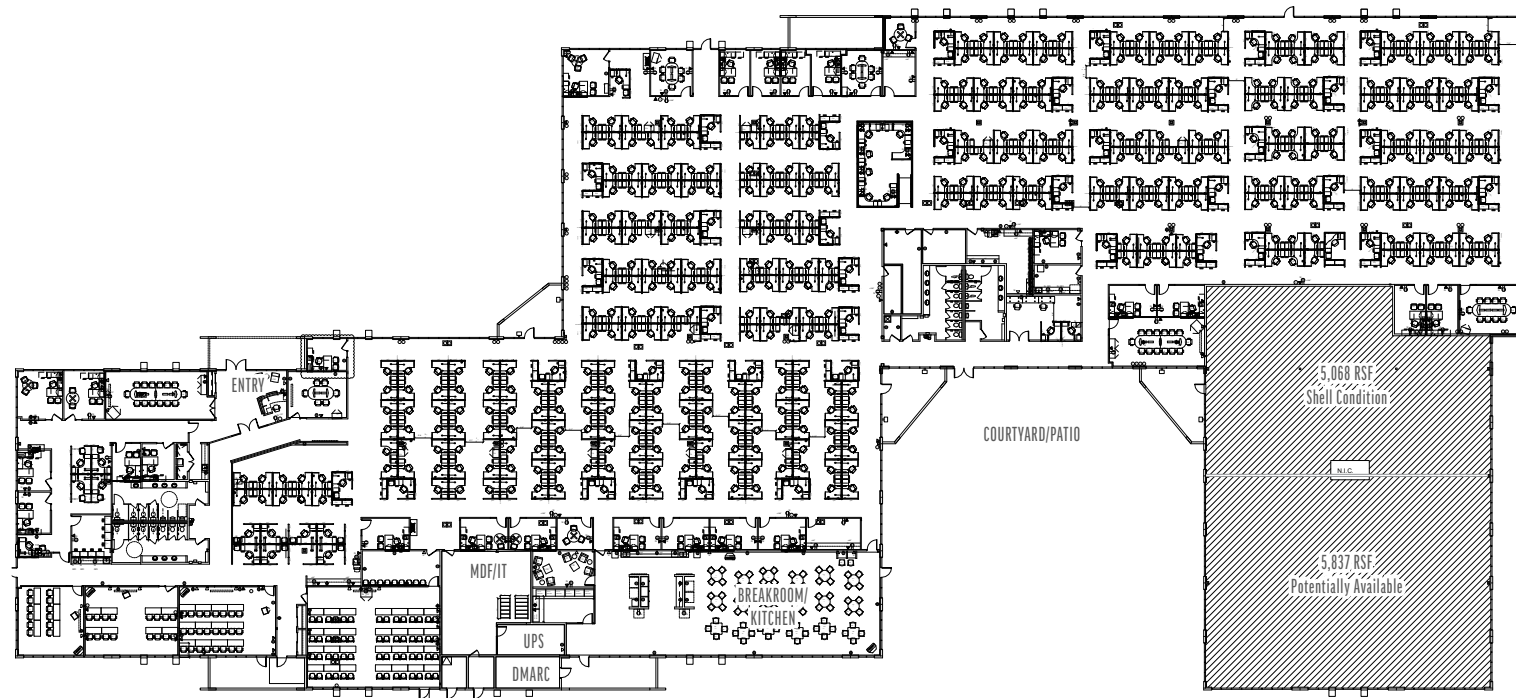
- >21,833 SF Available (divisible to 10,000 SF)
- >Glass on 3 sides
- >Up to 100% Office
- >Available July 2019
- >Loading possible
- >Exterior patio space in courtyards
- >5/1,000 SF Parking
- >14' to structure for open ceiling creative office space



7150 S. FULTON STREET

BUILDING C:

- > 66,800 SF Available (divisible to ±25,000 SF)
- > Building available for sale or lease
- > Existing, high-density call center buildout
- > 100% Office
- > Grade-level loading available
- > Existing back-up genset, UPS, and Comcast/Centurylink fiber
- > 500KW generator, 800 amps, 996 gallon diesel tank with a run time of 153.9 hrs
- > 300KVA UPS Liebert
- > 5/1,000 SF Parking



PARKING



5 SPACES/1,000 SF

TRANSPORTATION



10 MINUTE WALK TO LIGHT RAIL
ONSITE RTD CALL-N-RIDE PICK UP

ACCESS



.6 MILES TO I-25

Developed by:



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