

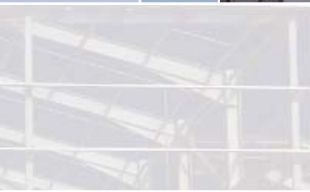
6782 SOUTH POTOMAC STREET

Centennial, Colorado 80112

Office Space For Sale or Lease



**Plug & Play
Call Center!!**



LOCATION



PROPERTY OVERVIEW

- Building Size:** 63,302 SF (Divisible to 20,000 SF)
- Parking:** 420 Surface, 6.63:1,000 SF ratio
- Site Size:** 6.82 Acres (Plus extra 3.31 Acres if needed)
- YOC:** 2002
- Lease Rate:** \$13.00/SF NNN
- Expenses:** TBD
- Taxes:** 2008 Tax \$197,089 (\$3.11/SF)
- Comments:**
 - Plug and play call center space available at Arapahoe and Potomac.
 - (2) 160 KVA Cummins generators
 - Over 500 Herman Miller cubes in place.
 - ASPECT and PBX phone switch
 - (4) CRAC Units
 - (2) UPS systems
 - 500 pairs of copper lines
 - OC12 fiber
 - Redundant QWEST SHARP service fiber ring with 2 entry pts into building.

**COLLIERS
B&K**

**FOR MORE INFORMATION PLEASE CONTACT: T.J. SMITH, SIOR OR JOHN HUTTO
COLLIERS BENNETT & KAHNWEILER, INC.**

Commercial Real Estate Brokerage & Property Management

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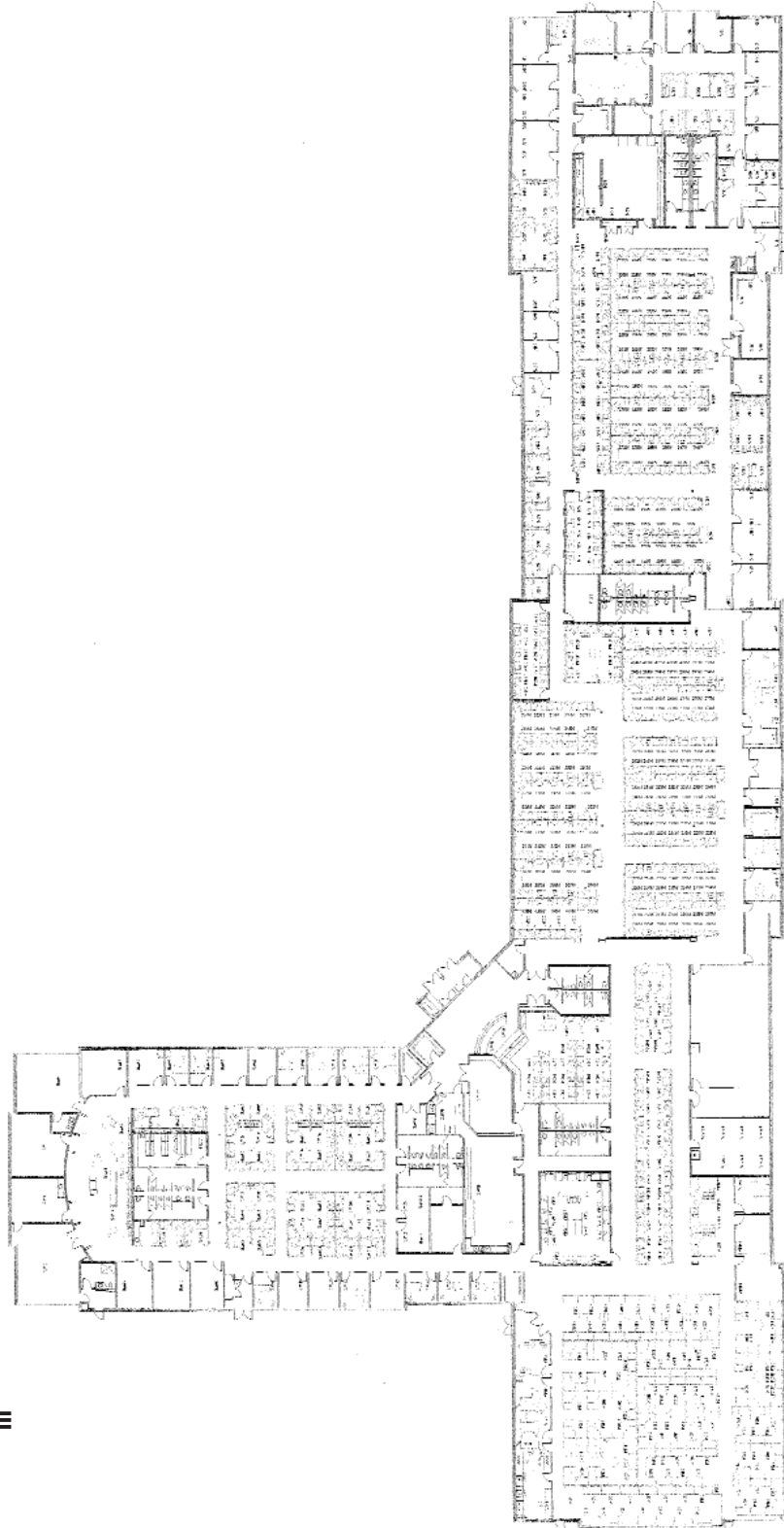
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FLOOR PLAN



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