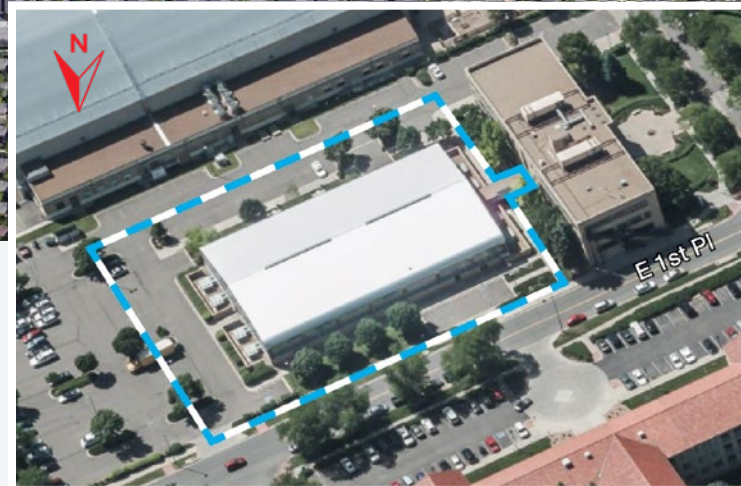


For Lease
23,276 SF
 7600 East 1st Place
 Denver, Colorado



For more information:
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The Hangar at Rampart Campus

7600 E. 1st Place | Denver, Colorado 80230

Property Overview

- 23,276 SF former military hangar in the desirable Lowry neighborhood available for lease April 2020
- Exposed steel superstructure with 20'+ ceilings, floor to ceiling glass, skylights, and no columns
- Dramatic loft-like space can be easily adapted to accommodate a wide variety of uses
- Unique mix of pedestrian-friendly retailers, small office tenants, specialty shops, restaurants, and more!
- Building monument signage available
- 33 covered parking spaces in building garage at no cost
- 21 reserved surface spaces, remaining 125 surface spaces available on a first come first served basis
- 2019 OPEX do not include electric, trash, or janitorial

Lease Rate: \$20.00/SF NNN

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Property Facts

Building Size:	23,276 SF
Parking Ratio:	4.00/1,000
Zoning:	B-3
*2019 OPEX:	\$6.26/RSF

**Does not include electric, trash, or janitorial*

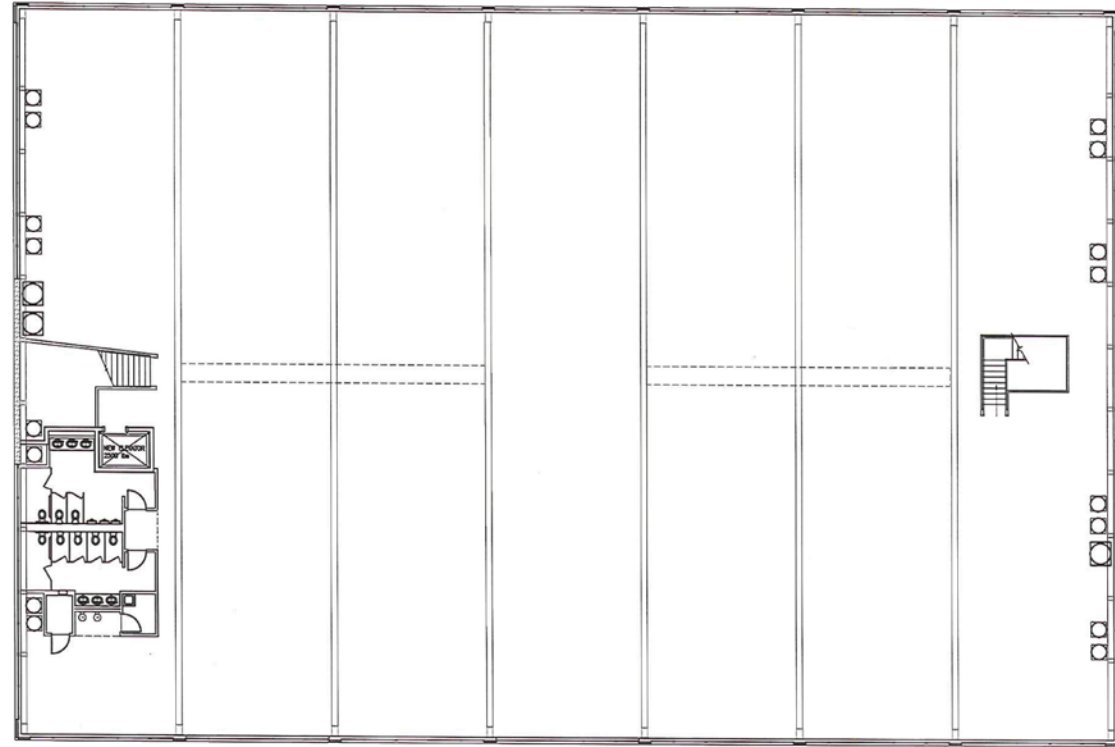
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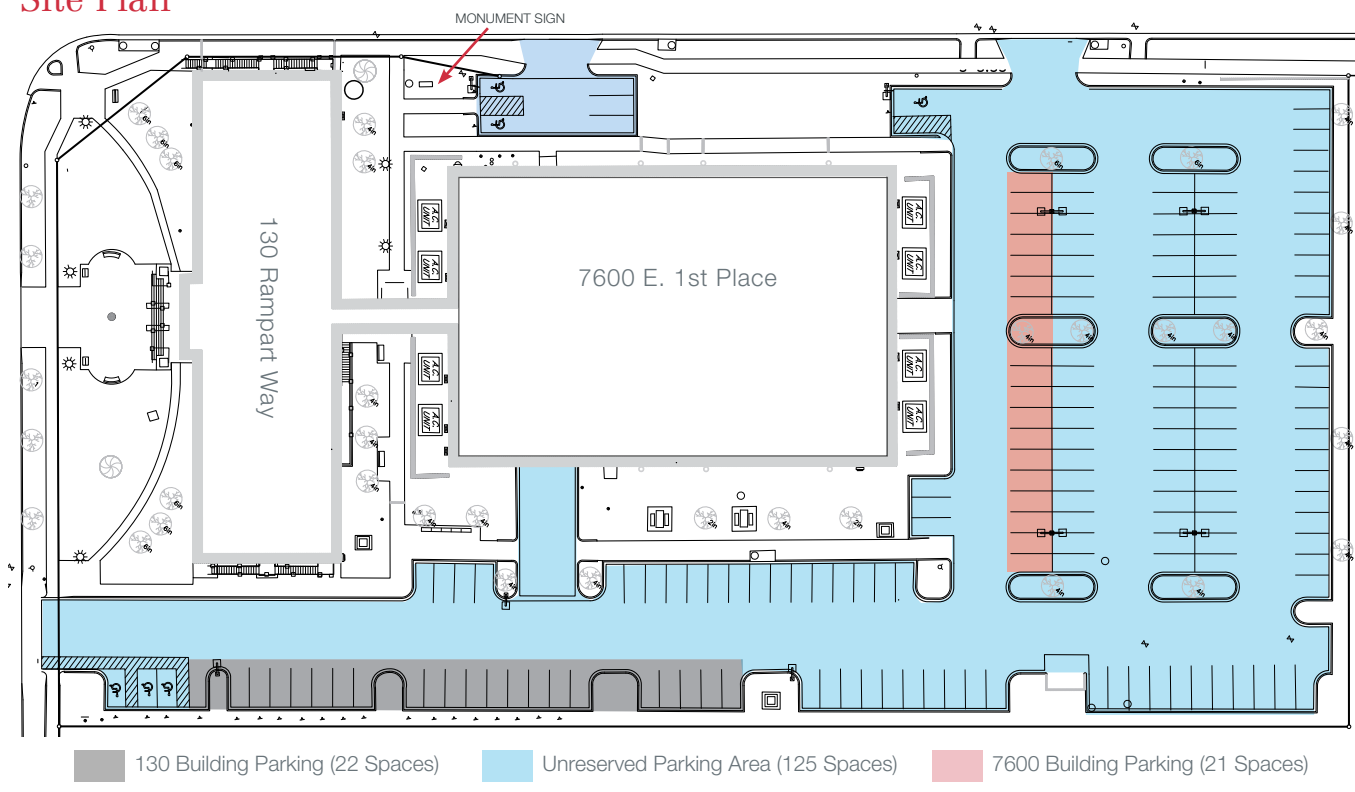
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Floor Plan



Site Plan



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