

DRY CREEK CORPORATE CENTER

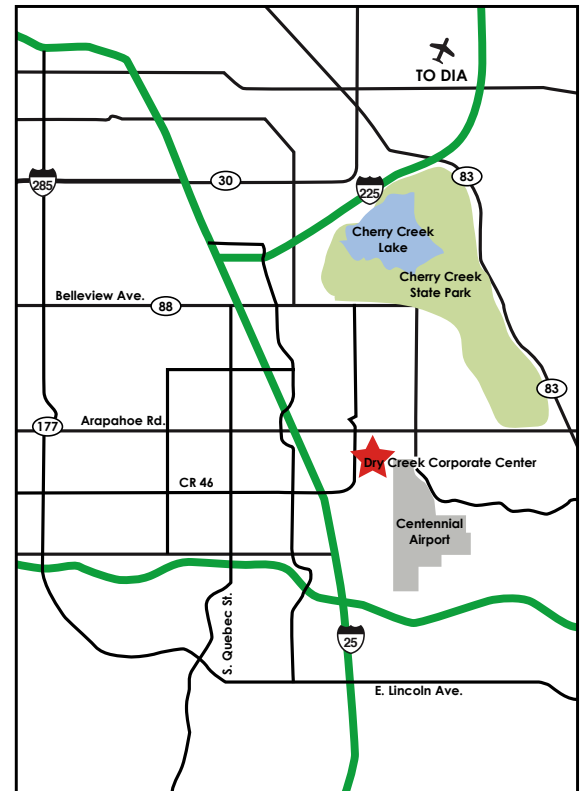


**SPEC SUITES
NOW
AVAILABLE**

10700 & 10800 East Geddes Avenue, Englewood, CO 80112 **CORPORATE OFFICES FOR LEASE**

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- Large, flexible floorplates—32,705 RSF
- Showers/Lockers
- Redundant power at 11 watts/SF
- Fiber optic capability
- Conveniently situated immediately east of the intersection at I-25 and East Dry Creek Road
- Immediately adjacent to the Denver Technological Center (DTC), Inverness Business Park and Centennial Airport
- Nine hotels, an abundance of restaurants and retail located nearby
- Park Meadows Mall and the Promenade Shopping Center are one exit south on I-25
- Located next to the award winning Vallagio mixed-use development



Owned by: **ColonyRealty Partners, LLC**

for more information:
MARK HOMLISH mhomlish@lpc.com
www.lpcdenver.com

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2000 South Colorado Blvd., Suite 3700 Denver, CO 80222 | 303.893.1886 main | 303.893.4055 fax

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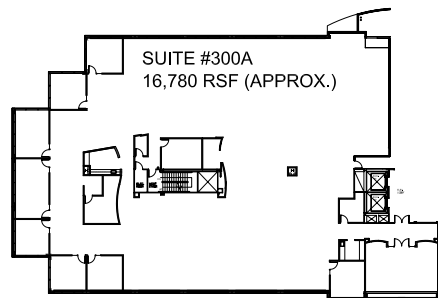
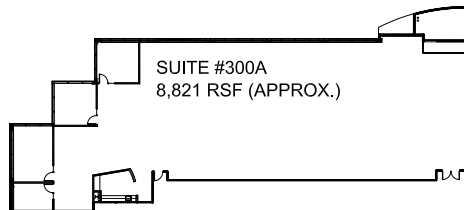
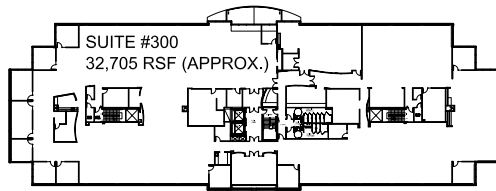
Dry Creek II Suite 300 - 32,705 RSF AVAILABLE - FULL FLOOR!



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BUILDING OVERVIEW:

- Address:** 10700 E. Geddes Avenue – Building II
10800 E. Geddes Avenue – Building III
- Building Size:** Building II - 93,601 RSF
Building III - 92,357 RSF
- Floors:** Three (3)
- Availability:** Dry Creek II - Suite 125, 2,099 RSF
Dry Creek II - Suite 160, 2,567 RSF
Dry Creek II - Suite 190, 2,775 RSF
Dry Creek II - Suite 300, 32,705 RSF
Dry Creek III - Suite 130, 1,940 RSF
- Tenant Improvements:** Negotiable
- Parking:** 5:1,000 surface, free
- Property Features:** Dual power feed and fiber optic capabilities
25 watts/SF (11 watts for tenant load)
- Amenities:** Coffee Cart on-site, over 100 restaurants,
27 hotels and 7 child care centers in the area;
showers and lockers located in the 1st floor
restrooms

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