

for
lease

Wabash Market Place

Denver, Colorado

Coming in August 2007

Retail Redevelopment:

LOCATION: 8400 East Iliff Avenue
Denver, Colorado

BUILDING SIZE: 33,762 SF

AVAILABLE SPACE: Retail=14,942 SF

LEASE RATE: \$15-25.00 NNN /SF

CAM: \$4.00 /SF

PARKING: Abundant retail parking

IMPROVEMENTS: Negotiable

COMMENTS:

- * Great Southeast Denver Location; Easy Access
- * \$1,000,000 Redevelopment
- * Complete new façade with new 24" lighted signage
- * Drive-thru available (excluding fast food)
- * Approximately 43,000 cars a day traffic count
- * Conveniently located next to Cherry Creek Country Club
- * Signage available on two monument signs and above entry to each space
- * Great Bank Location



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COMMERCIAL

www.denverofficespace.com

FOR MORE INFORMATION, PLEASE CONTACT

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