

High Point OmniCenter

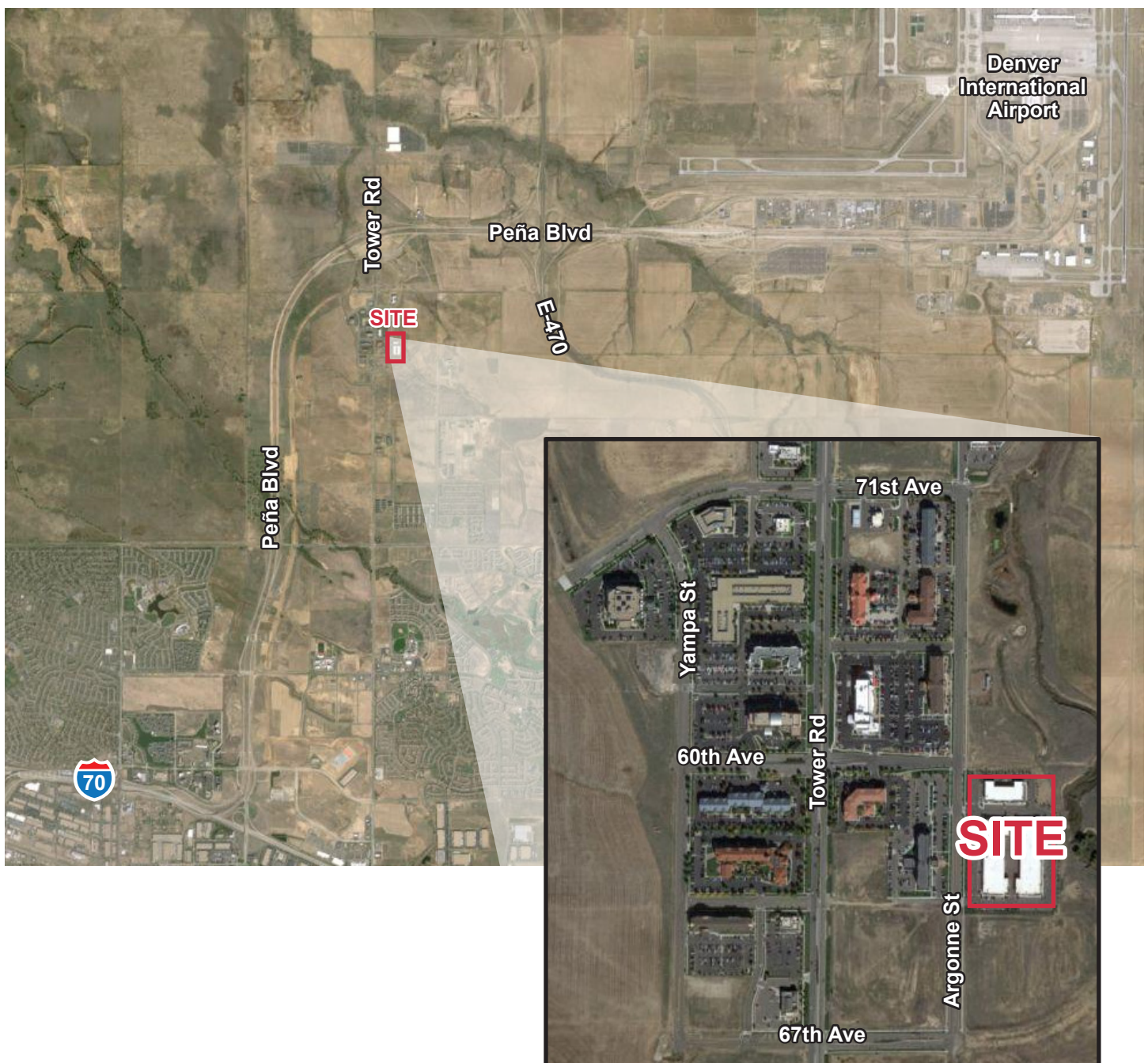
6850, 6860, & 6890 Argonne Street Denver, CO 80249



Location:

Accessible via the Tower Road interchange on Peña Boulevard or via Tower Road from I-70 and/or E. 56th Avenue.

- 7 minutes to Denver International Airport.
- 10 minutes to I-225 / I-70.
- 20 minutes to downtown Denver Central Business District.
- 25 minutes to the Denver Tech Center.
- Current area services and amenities include 8 hotels and 6 restaurants.



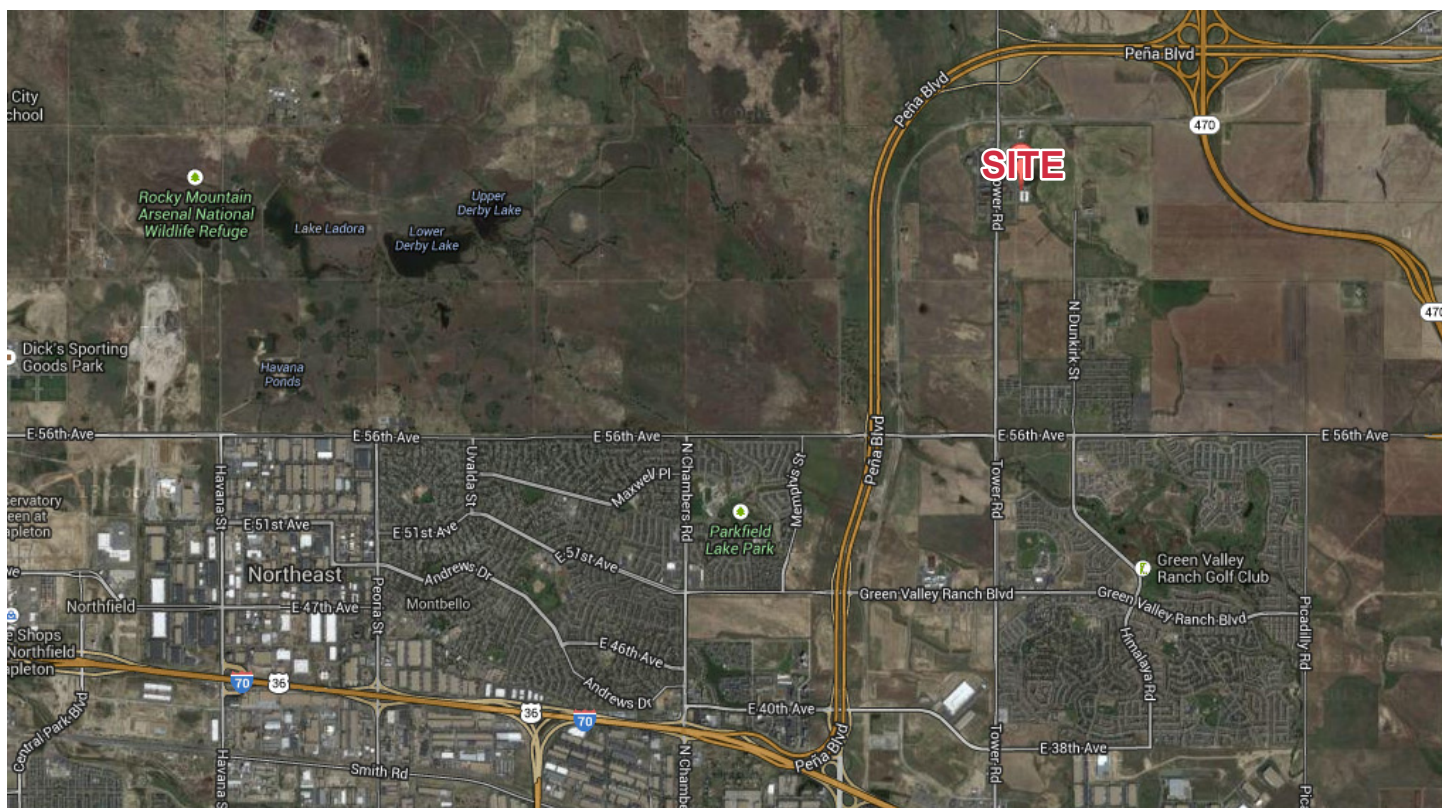
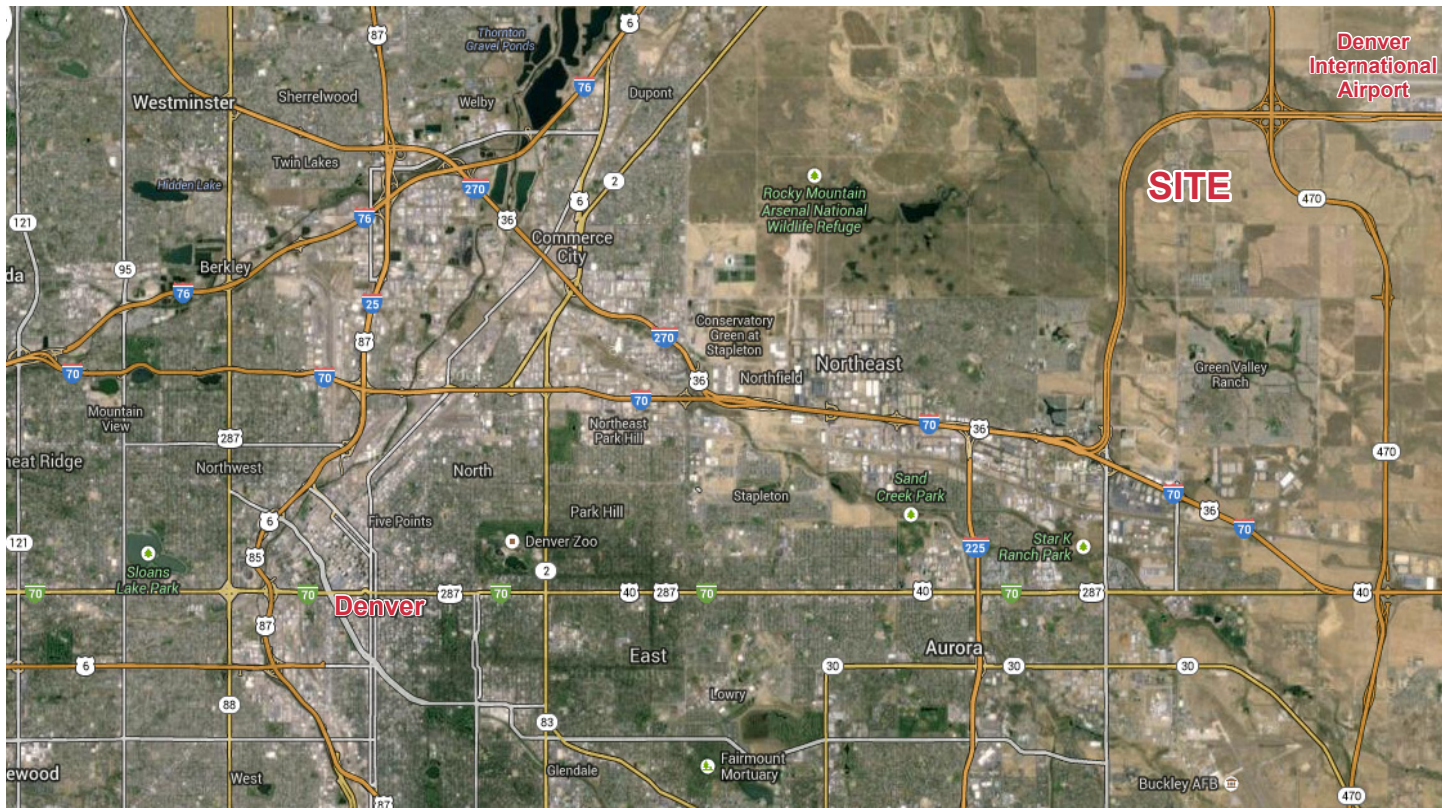
Property Overview



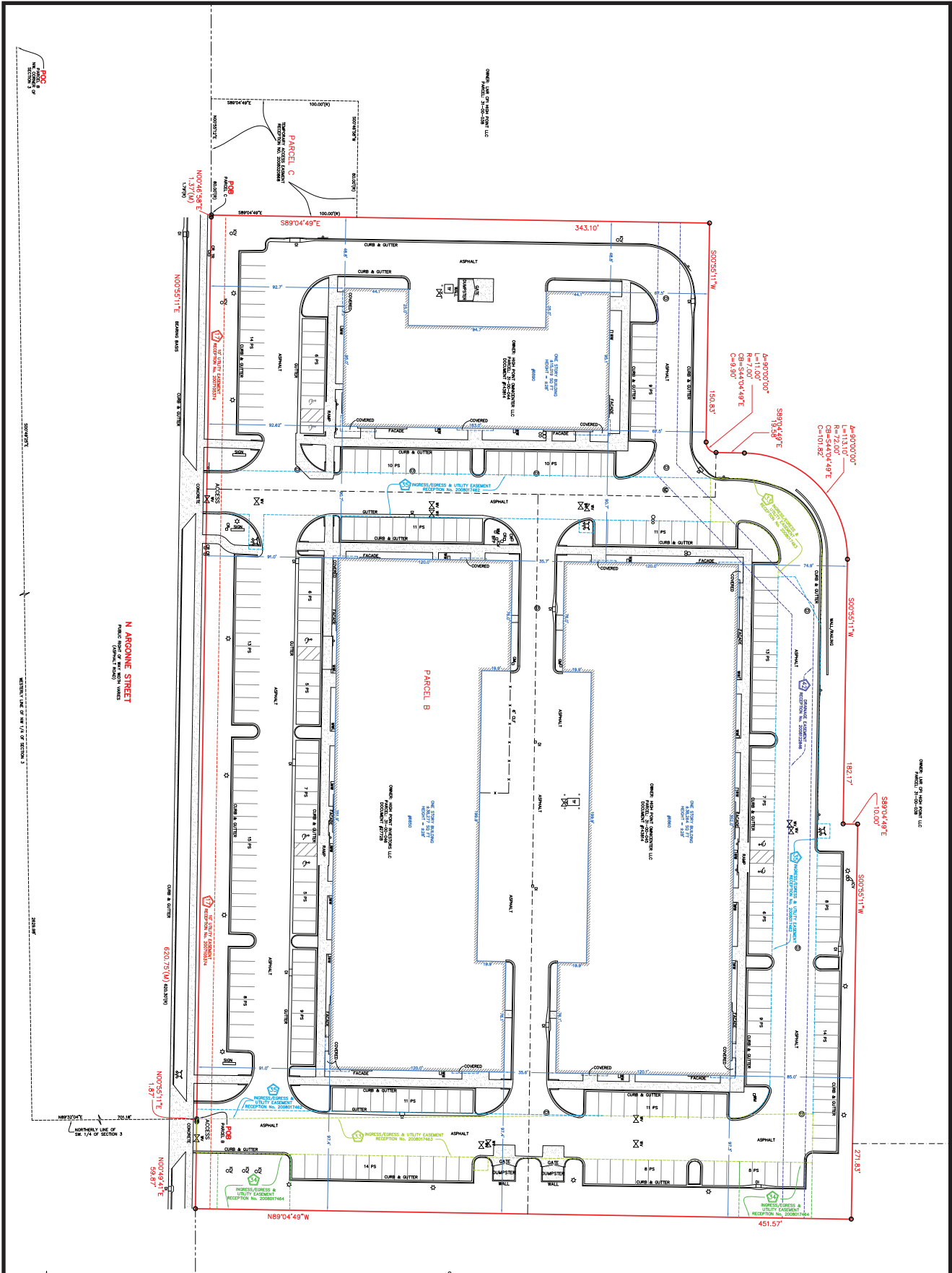
Property Description

Property Name:	High Point OmniCenter
Address:	6850, 6860, & 6890 Argonne Street Denver, CO 80249
Square Footage:	6850 Argonne Street - 37,802 SF 6860 Argonne Street - 38,240 SF 6890 Argonne Street - 15,010 SF
Site:	6.61 Acres
Construction Type:	Concrete Tilt-Up
Parking:	300 Spaces (3.3/1,000) if the truck court parking is considered 256 Spaces (2.8/1,000) without consideration of truck courts
Loading:	12' x 14' Drive-In Doors
Clear Height:	18'
Fire Sprinklers:	Wet System
Power:	6850 Argonne Street - 1,600 amps of 3 Phase 480 volt service 6860 Argonne Street - 1,600 amps of 3 Phase 480 volt service 6890 Argonne Street - 800 amps of 3 Phase 480 volt service
Floors:	6" reinforced concrete slab
Roof:	EPDM
HVAC:	Roof top units (office) and unit heaters (warehouse)
Column Spacing:	6850 Argonne - 40' x 50' 6860 Argonne - 40' x 50' 6890 Argonne - 27' x 25'/35'
Windows:	Aluminum storefront system (1" insulated glass)
Utilities:	Gas & electric provided by Xcel Energy

Area Maps



Site Map



Site Map

**1. SIMS-FAYOLA BUILDING CORPORATION**

6850 – A Argonne Street
 Square Feet: 27,471
 % of Property: 30.17%

2. STURGEON ELECTRIC COMPANY

6850 – C Argonne Street
 Square Feet: 9,124
 % of Property: 10.02%

3.

6850 – B Argonne Street
 Square Feet: 1,207
 % of Property: 1.33%

4. URBAN SETTLEMENT SERVICES, LLC

6860 – A Argonne Street
 Square Feet: 24,906
 % of Property: 27.35%

5. STURGEON ELECTRIC COMPANY

6850 – B Argonne Street
 Square Feet: 8,634
 % of Property: 9.48%

6. VACANT

6850 – C Argonne Street
 Square Feet: 4,700
 % of Property: 5.16%

7. LIVE-ONLINE TELEVISION

6890 Argonne Street
 Square Feet: 7,010
 % of Property: 7.70%

8. NATIONAL BALLET ACADEMY

6890 – B Argonne Street
 Square Feet: 8,000
 % of Property: 8.79%

Area Amenities



Nearby Hotels



Nearby Restaurants



Traffic Counts

