




**Office/
Warehouse
For Lease
8,816 SF**

**3400 S Federal Blvd, Unit B
Englewood, CO 80110**



3400 S Federal Blvd, Building B is a modern 8,816 SF flex building offering a balanced mix of office, warehouse, and specialty space. Approximately 4,500 SF is built-out as brand-new office with open work areas, a conference room, and a board room. The warehouse portion offers 18'-24' clear heights and two 12' drive-in doors, along with a turnkey lab space suitable for specialized users. With prominent Federal Blvd frontage and excellent access, the property is ideal for a variety of uses including retail, office, showroom, light distribution, or lab operations.

 TOTAL SIZE 8,816 SF (\pm 4,500 SF OFFICE / WAREHOUSE)

 YEAR BUILT 2008

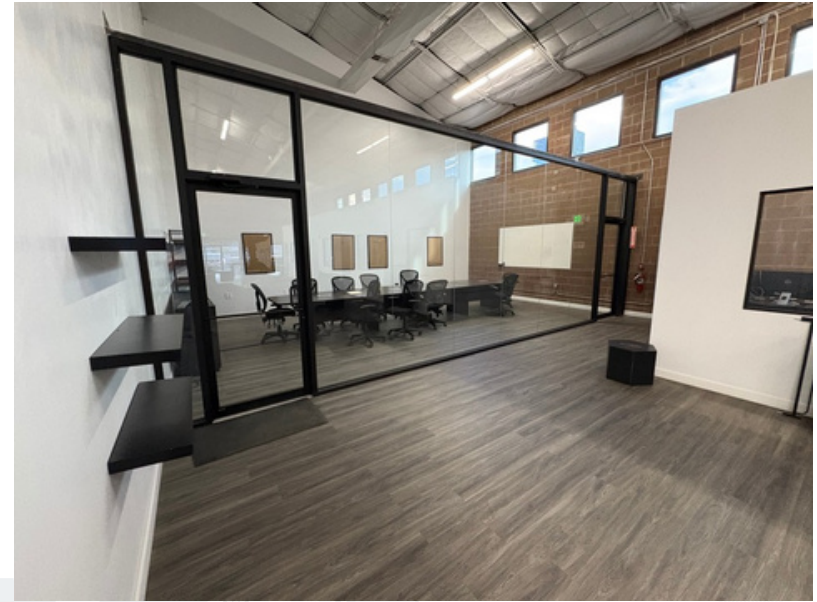
 CLEAR HEIGHT 18'-24'

 LOADING TWO (2) DRIVE-IN DOORS AT 12' CLEARANCE

 PARKING 20 SURFACE SPACES: 12 IN FRONT AND 8 IN BACK; 30 OFF PROPERTY PARKING

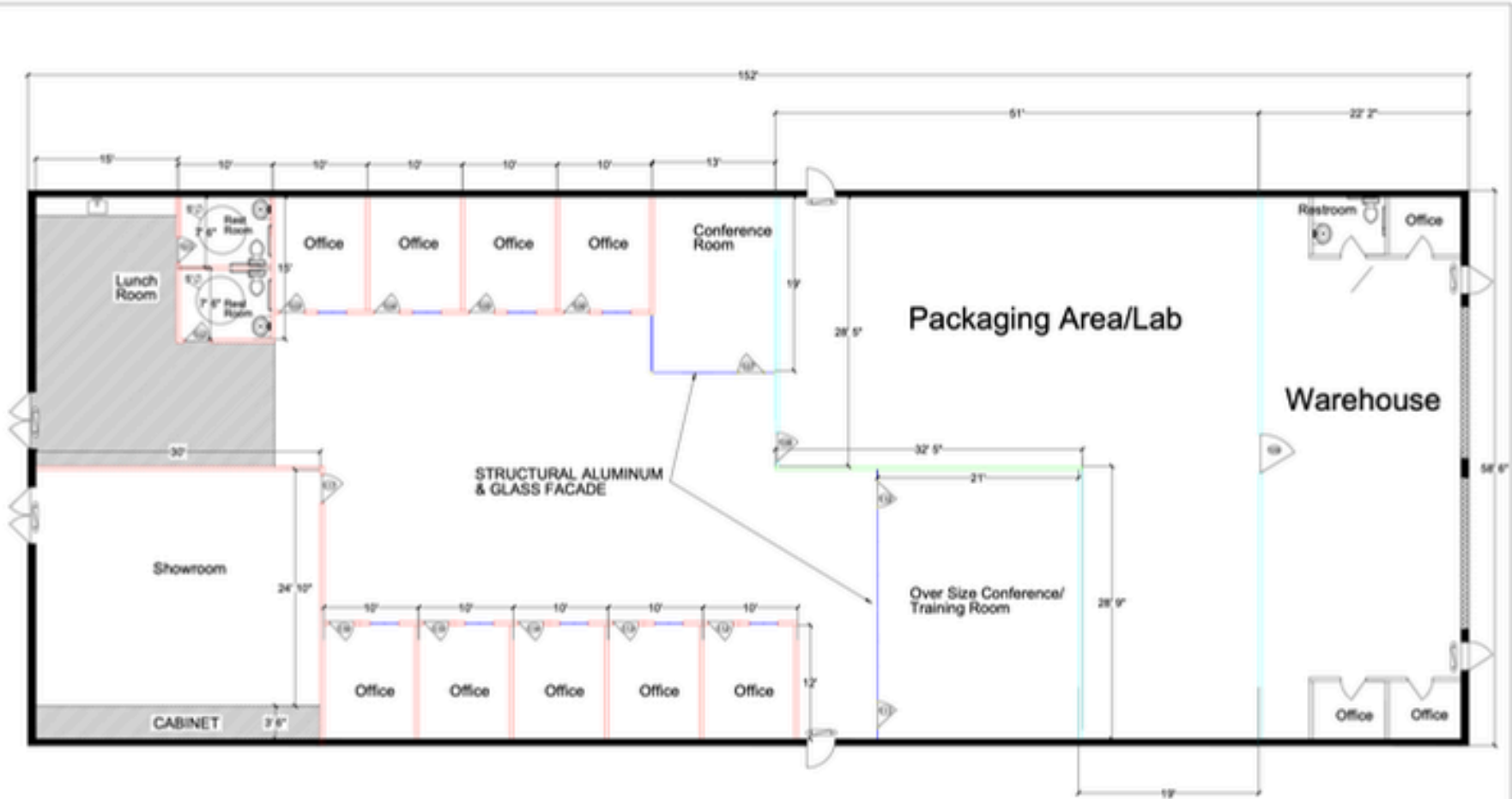
 OPEX (2025 EST.) \$5.06/SF NNN

 CONDITION EXCELLENT, TURNKEY OFFICE & FUNCTIONAL WAREHOUSE









LEGEND

- WALL SECTION #1
- WALL SECTION #2
- WALL SECTION #3
- GLASS
- ALUMINUM FRAME STRUCTURE
- EXISTING EXIT-BATTERY BACK-UP LIGHT

DOOR SCHEDULE						
NO.	MATERIAL	WIDTH	HEIGHT	LOCKSET	HARDWARE	
300	S.C WOOD	4'	8' 0"	SELF LOCKING W/EVER HNDL	CLOSER	
302	S.C WOOD	4'	8' 0"	SELF LOCKING W/EVER HNDL	CLOSER	
303	GLASS 1/4" TEMPERED	30"	8' 0"	NO	CLOSER	
304	GLASS 1/4" TEMPERED	30"	8' 0"	NO	CLOSER	
305	GLASS 1/4" TEMPERED	30"	8' 0"	NO	CLOSER	
306	GLASS 1/4" TEMPERED	30"	8' 0"	NO	CLOSER	
307	GLASS AL FRAME	4'	8' 0"	KEY LOCK W/EVER HNDL	CLOSER	
308	S.C WOOD	4'	8' 0"	LEVER HNDL	CLOSER	
309	S.C WOOD	4'	8' 0"	LEVER HNDL	CLOSER	
310	GLASS AL FRAME	4'	8' 0"	KEY LOCK W/EVER HNDL	CLOSER	
311	GLASS AL FRAME	4'	8' 0"	KEY LOCK W/EVER HNDL	CLOSER	
312	GLASS 1/4" TEMPERED	30"	8' 0"	NO	CLOSER	
313	GLASS 1/4" TEMPERED	30"	8' 0"	NO	CLOSER	
314	GLASS 1/4" TEMPERED	30"	8' 0"	NO	CLOSER	
315	GLASS 1/4" TEMPERED	30"	8' 0"	NO	CLOSER	
316	GLASS 1/4" TEMPERED	30"	8' 0"	NO	CLOSER	
317	S.C WOOD	4'	8' 0"	LEVER HNDL	CLOSER	

Federal Construction, Inc.
3400 S. Federal Blvd.
Sheridan, Colorado 80110
Phone: 720-421-8855
Email: federalconstruction@fci.com

**Zakhem Center LLC.
Bldg B**
3400 S Federal Blvd., Bldg B
Sheridan, CO 80110

DATE: 01/14/2014
SCALE: 1/8" = 1'-0"
DWGNO: 10
REV: 0
SCALE: 1/8" = 1'-0"
FLOOR PLAN

Sheet: **A-1.0**



Bart Boranian Allen

Director

303.818.7399

Bart@CREBenchmark.com



Sam Alby

Broker Associate

303.419.8574

Sam@CREBenchmark.com