

7535 E Hampden Ave - Tamarac Plaza II - Tamarac Plaza



Location: **Tamarac Plaza II**
AKA S Tamarac Dr
Southeast Denver Cluster
East Hampden Submarket
Denver County
Denver, CO 80231

Building Type: **Class A Office**

Status: **Built 1982**

Stories: **6**

RBA: **137,152 SF**

Typical Floor: **22,858 SF**

Total Avail: **14,454 SF**

% Leased: 98.5%

Developer: -
 Management: **Cushman & Wakefield**
 Recorded Owner: **Parallel Capital Partners**

Expenses: **2017 Combined Tax/Ops @ \$8.14/sf; 2009 Est Ops @ \$5.40/sf**

Parcel Number: **6333-00-100**

Parking: **Covered Spaces @ \$65.00/mo; 312 free Surface Spaces are available; Reserved Spaces @ \$85.00/mo; Ratio of 3.35/1,000 SF**

Amenities: **Conferencing Facility, Energy Star Labeled, Fitness Center, On Site Management**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 110	2,037	2,037	2,037	\$22.50-\$24.50/fs	Vacant	3-10 yrs	Direct
P 2nd / Suite 1275	1,905	1,905	1,905	\$21.00/fs	30 Days	Thru Nov 2022	Sublet
P 2nd / Suite 250	3,404	3,404	3,404	\$22.50-\$24.50/fs	03/2018	3-10 yrs	Direct
P 4th / Suite 400	100 - 5,000	5,000	5,000	Withheld	30 Days	Negotiable	Sublet
P 4th / Suite 415	2,108	2,108	2,108	\$22.50-\$24.50/fs	03/2018	3-10 yrs	Direct