



## Property type

Class A warehouse

## Address

8039 S. Chambers Rd  
Englewood, CO 80112

## Submarket

Southeast Suburban

## Assignment size

46,727 sf

## Deal type

Light assembly

## Term

5 years

## Situation

LEC Event Technology is a Chicago-based company focusing on systems design, production, equipment rentals, and superior service to meet the ever-evolving needs of the entertainment industry. Looking to expand their footprint into Denver, LEC required a large space to test lighting and sound equipment for a plethora of entertainment events throughout Colorado.

## Process

The Avison Young professionals in Chicago, including Zeke Rowan, Adam Haefner, Nick Fazio, and Martin Mikaitis, represented LEC Event Technology and partnered with Principal Dawn McCombs and Associate Ryan Almaleh in Denver to facilitate a market survey of suitable locations.

LEC's large size requirement was highly sought after by many owners in the southeast Denver submarket. Transactions for spaces between 25,000 to 50,000 square feet comprise the majority of market activity, resulting in a vacancy rate of 4.9% for this range.

After conducting a thorough search, Avison Young team was able to identify six projects matching LEC's criteria.

## Results

On behalf of LEC, Avison Young negotiated a favorable lease at The Point at Denver South, a newly constructed Class A industrial center in Englewood featuring a 32' clear height, 24 dock high doors, five drive in doors, and trailer parking.

The property is approximately 12-miles away from Colorado's premier outdoor entertainment venue, Red Rocks Amphitheatre in Morrison, and 6-miles away from Fiddler's Green Amphitheatre in Greenwood Village.