

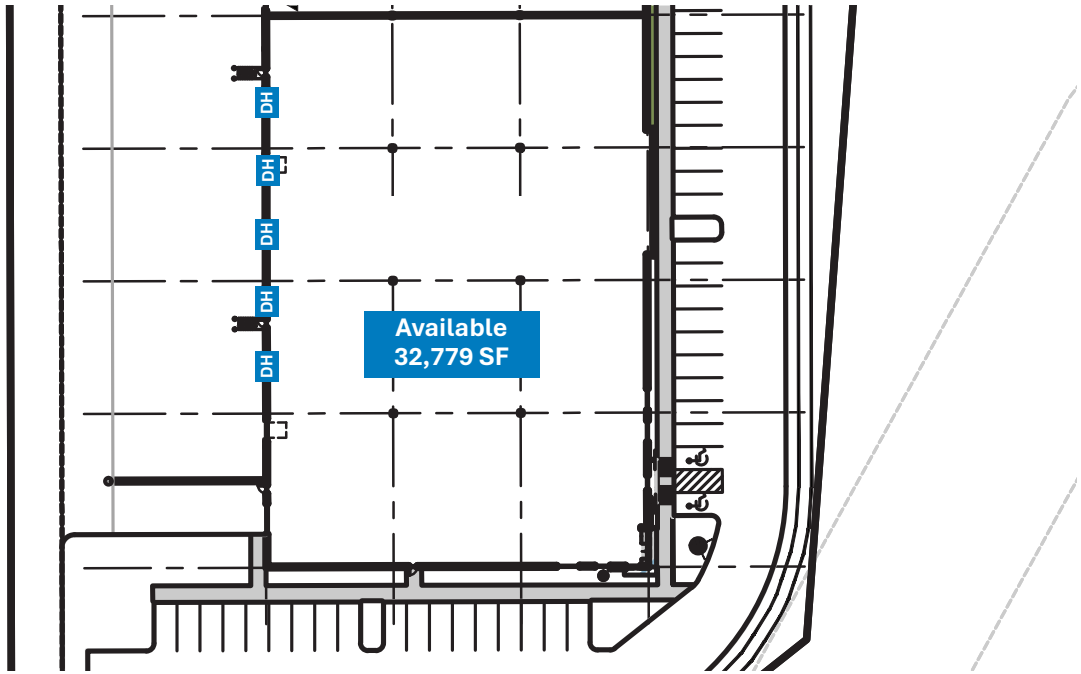
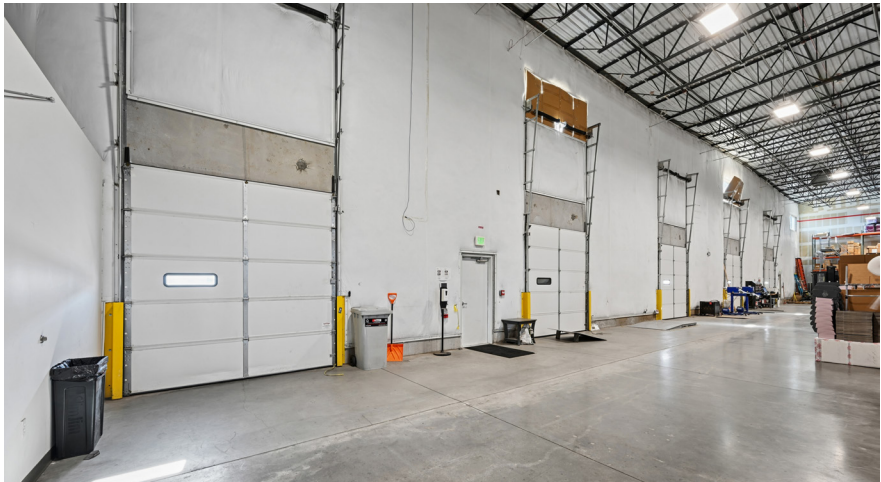
610 E. 55TH AVENUE | DENVER, CO 80216

Building 1 - Suite 100

32,779 SF Available for Lease
Office/Warehouse/Showroom

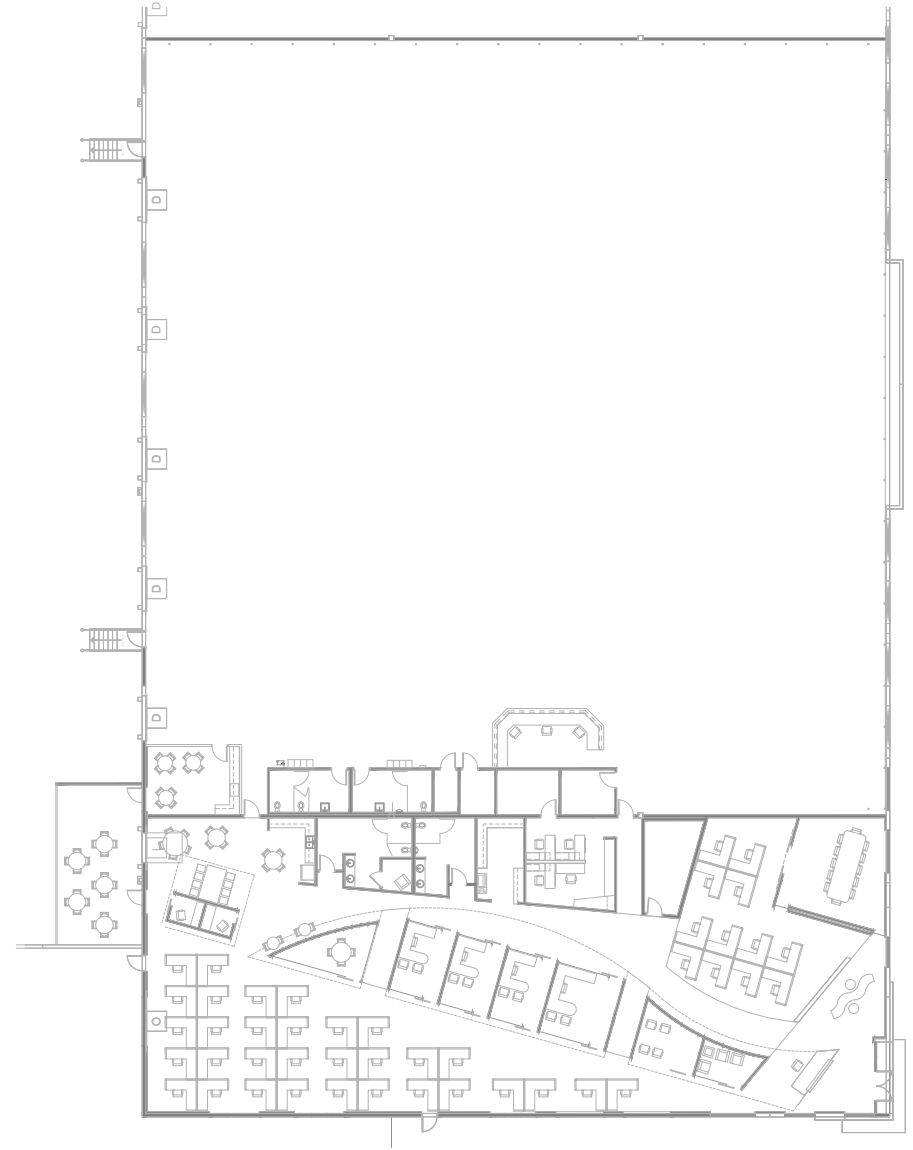
NEWMARK

Available	32,779 SF	Parking	71 spaces
Building Size	169,210 SF	Clear Height	24'
Dock Doors	5 (9' x 10') 3 additional doors possible	Sprinkler	ESFR
Drive-In	Possible	Truck Court	200' with 60' concrete apron
Power	277/480 V, 600 Amps, 3 Phase	Column Spacing	50' x 52' typical
Office	10,024 SF	Est. Expenses	\$6.23/SF
		Lease Rate	\$13.75/SF NNN



Building 1 - Suite 100

32,779 SF Available For Lease



- ±10,000 SF of high-end custom office/showroom builtout
- Endcap unit with significant parking
- Front-park rear-load design
- Ideal for showroom and office/warehouse uses
- Flexible PUD zoning allows for most industrial related uses
- Washington Street frontage – high-profile identity
- Denver mailing address
- Prime central location with immediate access to Interstate 70 and Interstate 25
- Unincorporated Adams County, providing low sales tax rate
- Enterprise Zone (tax incentives)

