

# VALLEY BUSINESS CENTER

700 W. MISSISSIPPI AVE.  
DENVER, CO 80223

## SUITE E-1

### INDUSTRIAL FOR LEASE

#### FOR MORE INFORMATION:

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4643 S. Ulster St.,  
Suite 1000  
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### PROPERTY FEATURES

- » Project Size: 204,981 SF
- » Number of Buildings: 5
- » City/County: Denver/Denver
- » Year Built: 1983
- » Zoning: I-A, UO-2
- » Loading: Dock High and Drive-In
- » Clear Height: 16'-20'
- » Sprinklers: General Duty
- » Parking: 1.3:1,000 SF



**ADLER**  
REAL ESTATE PARTNERS

*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

# VALLEY

BUSINESS CENTER

## AERIAL VIEW



DOWNTOWN  
DENVER

6TH AVE.

ALAMEDA AVE.

JASON ST.

MISSISSIPPI AVE.



SANTA FE DR.

GATES REDEVELOPMENT

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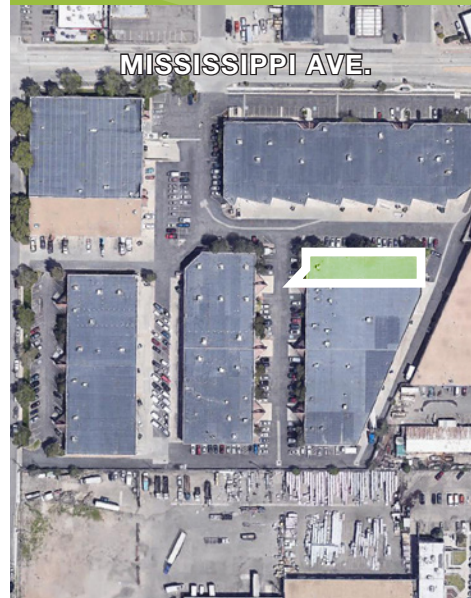
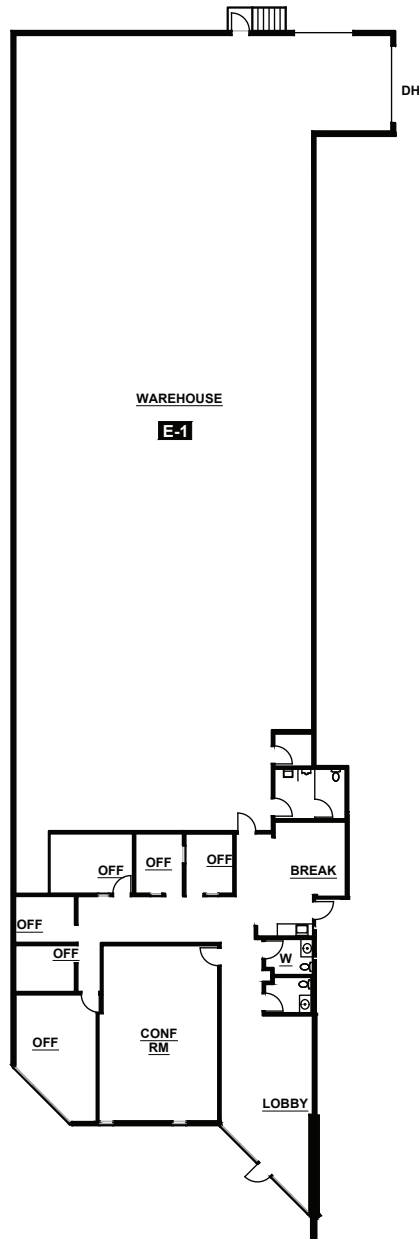
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**FLOORPLAN**

**BLDG. E. // SUITE 1 – 10,318 SF**

AVAILABLE 10/1/2025



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BUILD-ING	SUITE	TOTAL SF	OFFICE/ SHOW-ROOM	CLEAR HEIGHT	LOADING	PARKING	SPRIN- KLERS	LEASE RATE	OP/EX
E	1	10,318 SF	33%	16'	1 Dock High	13 Spaces	General Duty	\$14.25/SF NNN	\$6.72/SF

Power: TBV

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BROKERAGE  
DISCLOSURE

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