



Concourse Business Park

10515 East 40th Avenue | Unit 106 | Denver, CO 80239








**ONE MONTH FREE
RENT FOR EVERY YEAR LEASED
3-YEAR MINIMUM**

SPEC BUILDING FEATURES

Size:	3,205 SF
Availability:	Immediately
Office:	20% Office Finish
Loading:	One (1) Drive-In Door
Clear Height:	12'
Parking:	2.07:1,000 SF
Zoning:	I-B, UO-2
Lease Rate:	\$10.50/SF NNN
Est. Op. Exp. (2026):	\$7.07/SF

HIGHLIGHTS

-  I-70 Frontage / Visibility
-  Ideal Unit Layouts
-  Drive-In or Dock High Loading in Each Unit
-  Favorable Neighborhood Demographics
-  Abundant Retail Amenities in Area

MATT KEYERLEBER
720 284 7100
matt.keyerleber@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

NICK RICE
720 833 4620
nick.rice@colliers.com

COLLIERS
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
+1 303 745 5800 | FAX +1 303 745 5888

UNIT 106 | 3,205 SF

