

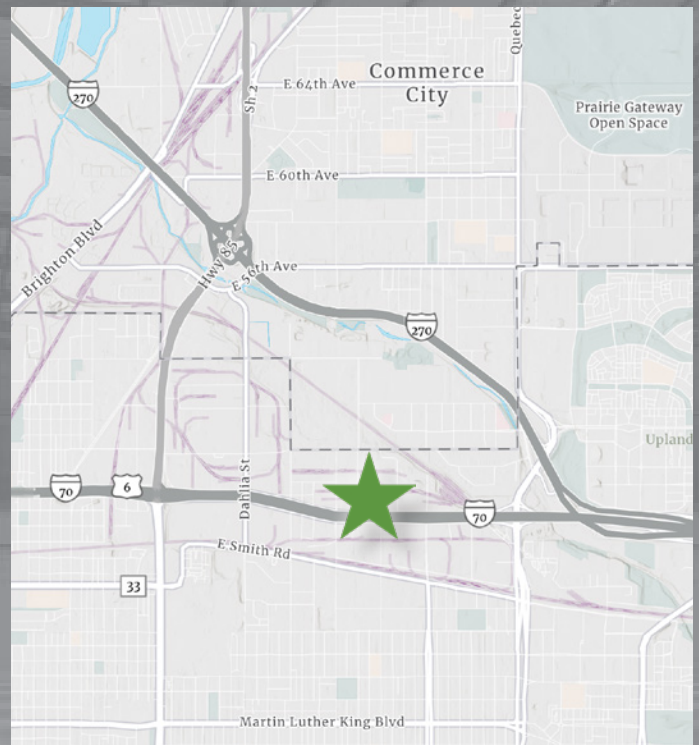


## 4570 Ivy Street, Unit B-300 Denver, CO 80216

I-70 Business Center is a 126,516 SF modern distribution project which offers excellent access via 45th Avenue to I-70. Features skylights, dock levelers, load lights and modern office finish. Freeway visibility.

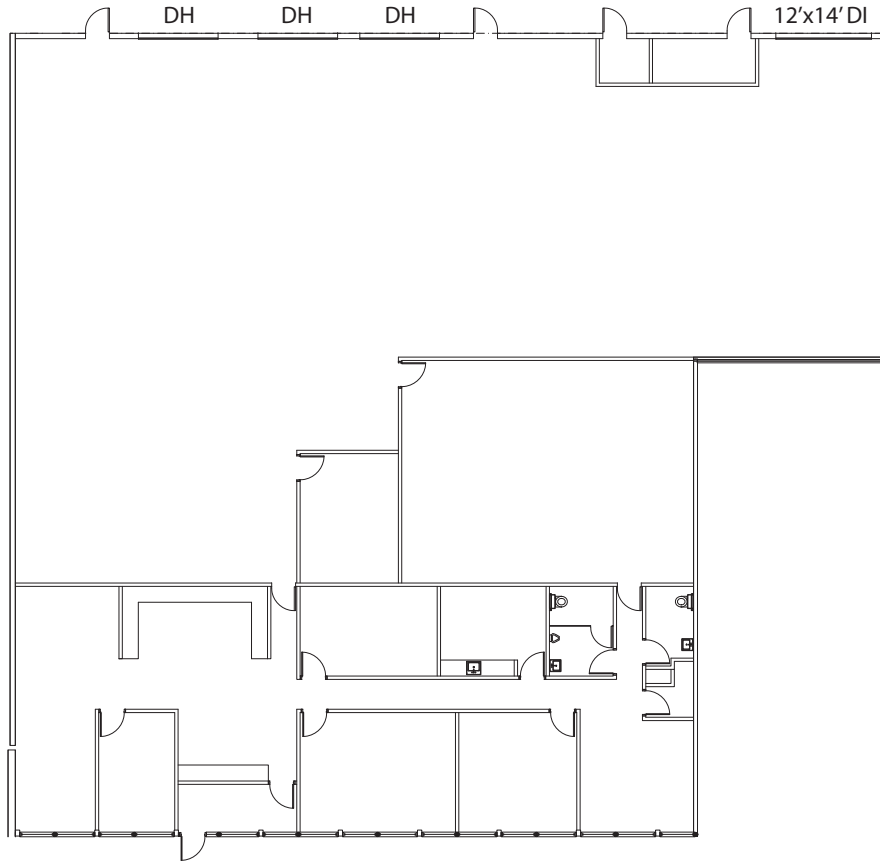
### Highlights

<b>Available:</b>	Immediately
<b>Available SF:</b>	9,370 SF
<b>Office SF:</b>	3,123 SF
<b>Warehouse SF:</b>	6,247 SF
<b>Base Rent:</b>	\$10.00/SF NNN
<b>2026 Opex:</b>	\$5.00/SF
<b>Monthly Rent:</b>	\$11,712.50
<b>Docks:</b>	Three (3)
<b>Drive-In:</b>	One (1)
<b>Clear Height:</b>	18'0"
<b>Parking Facilities:</b>	Ample
<b>Power:</b>	220 Amps/3-Phase



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Denver, CO 80216

## Space Plan



## Broker Contact

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