

# VALLEY BUSINESS CENTER

700 W. MISSISSIPPI AVE.  
DENVER, CO 80223

## SUITES C 6

### INDUSTRIAL FOR LEASE

#### FOR MORE INFORMATION:

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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



*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.*

**ADLER**  
REAL ESTATE PARTNERS

# VALLEY

BUSINESS CENTER

## AERIAL VIEW



DOWNTOWN  
DENVER

6TH AVE.

ALAMEDA AVE.

JASON ST.

MISSISSIPPI AVE.



SANTA FE DR.

GATES REDEVELOPMENT

VALLEY  
BUSINESS CENTER

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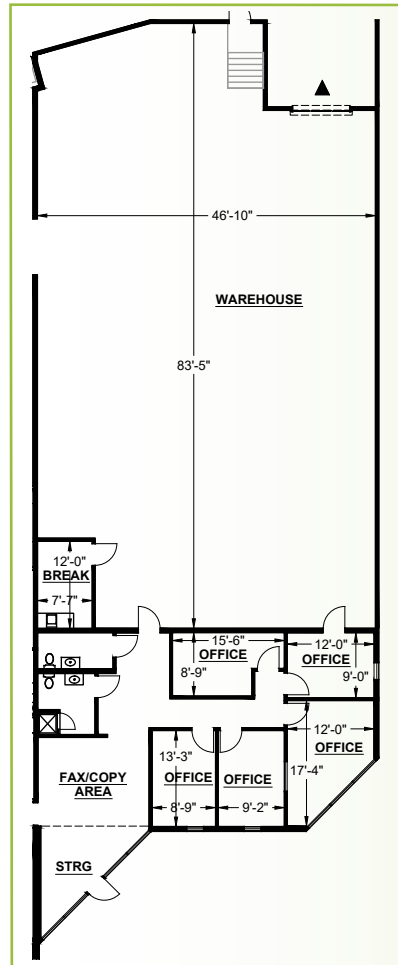
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## FLOORPLAN

**BLDG. C. // SUITES 6 – 5,577 SF**

AVAILABLE 1/1/2025



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BUILD- ING	SUITES	TOTAL SF	OFFICE	CLEAR HEIGHT	LOADING	PARKING	SPRIN- KLEERS	LEASE RATE	OP/EX
C	6	5,577 SF	20%	16'	1 Dock High	7 Spaces	General Duty	\$14.25/SF NNN	\$6.72/SF

Power: TBV

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BROKERAGE  
DISCLOSURE

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