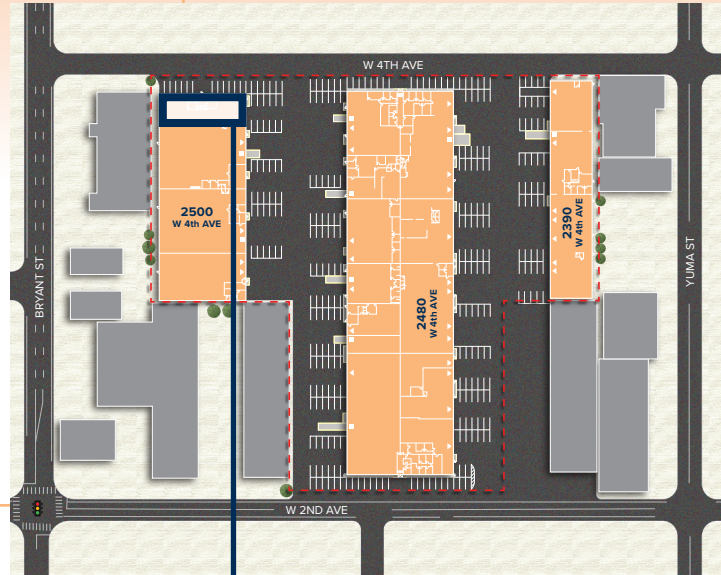


# BRYANT STREET QUAD



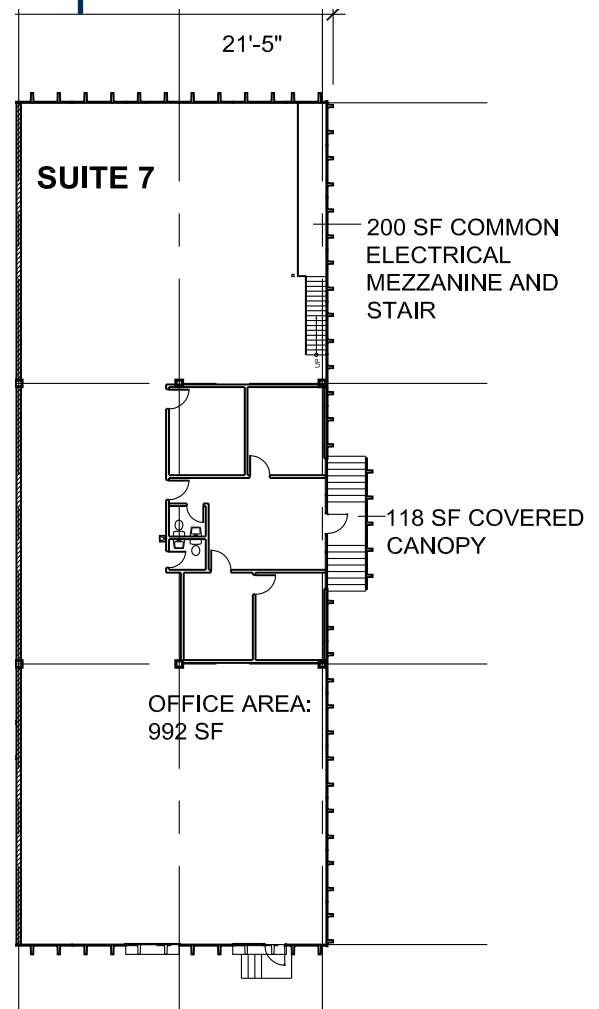
▲ Dock Door  
■ Drive-in Door



## UNIT 7 6,000 SF

**BUILDING 1**  
2500 4th Ave, Denver, CO 80219

AVAILABLE SF	±6,000 SF
OFFICE SIZE	±992 SF
CLEAR HEIGHT	±20'
COLUMN SPACING	23' x 40'
LOADING	1 Dock
ZONING	I-1
YEAR BUILT	1970
PARKING	10 Spaces
OPEX	\$4.93 (Est. 2026)
LEASE RATE	Contact Brokers



**NIC CARTER**  
Vice President  
+1 720 528 6477  
nic.carter@cbre.com

**SAM DRAGAN**  
First Vice President  
+1 303 264 1932  
sam.dragan@cbre.com

**JEREMY BALLENGER**  
Executive Vice President  
+1 303 264 1902  
jeremy.ballenger@cbre.com

**TYLER CARNER**  
Executive Vice President  
+1 303 264 1903  
tyler.carner@cbre.com

**CBRE**