

OWNER FINANCING AVAILABLE



5475 PEORIA ST
 DENVER, CO, 80239

Property Summary

- Class A Flex/Industrial Space Available Immediately
- Open Floorplan & High Ceilings
- Newly Refreshed, Turnkey Spaces or Unfinished Spaces Ready For Custom Buildout
- Upgraded Electrical, HVAC, New Paint, Flooring, Offices, Bathroom
- Variety of Space Options Available - Contact Broker

Property Features

Pricing:	See Pages 2 & 3 for Details
Expense Estimate:	\$8.65/SF
Unit Sizes:	See Pages 2&3
Loading:	One Drive-In Door Per Unit (10'x12')
Ceiling Height:	16'-18'
Office SF:	± 10% Per Unit
Parking:	Ample
Sprinklered	No
Power:	400 Amp, 3-Phase (TBV)

**Expense Estimate: Includes Association Fees, Taxes, Building Insurance, & Water*

For more information:

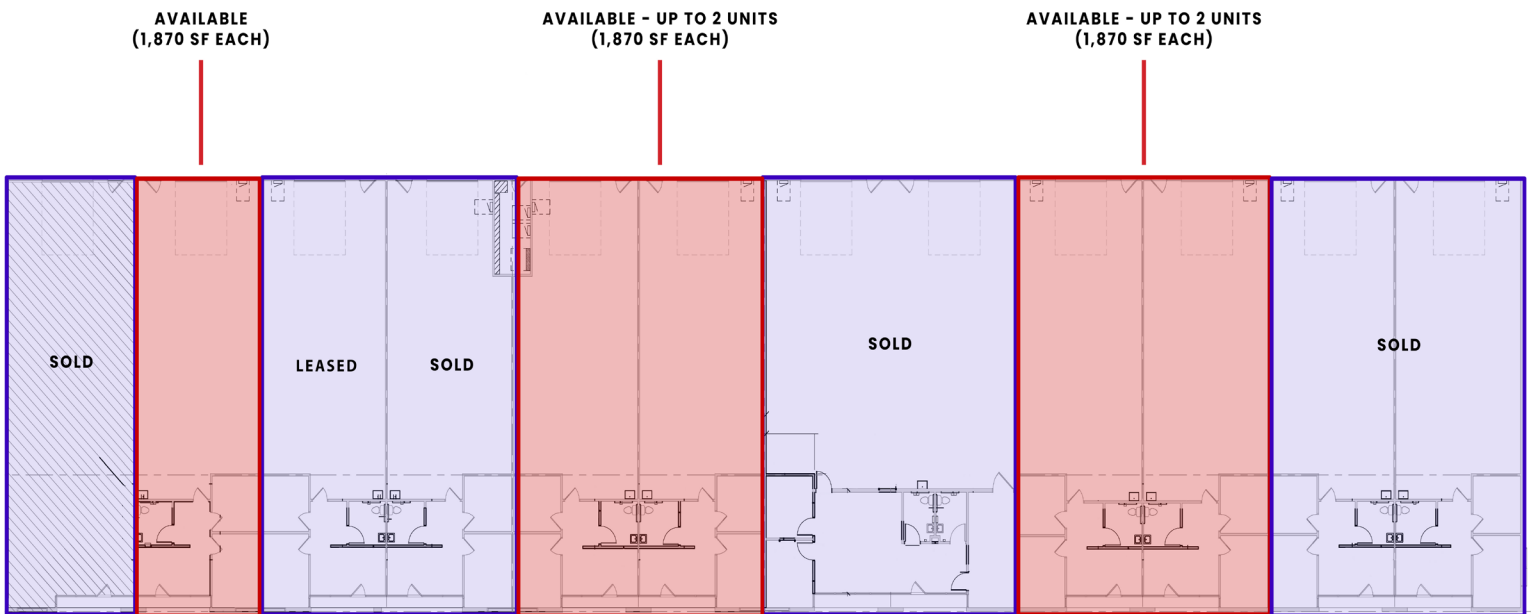


Brett MacDougall
 Vice President
 303.512.2736
 bmacdougall@uniqueprop.com

Michael DeSantis
 Vice President
 303.512.1194
 mdesantis@uniqueprop.com

Unique Properties
 400 S Broadway | Denver, CO 80209
 303.321.5888 | UNIQUEPROP.COM

5475 PEORIA ST BUILDING 1



Available Units	SF	Sale Price
Unit 1	±1,870 SF	\$515,000 (\$275/SF)
Unit 2	±3,740 SF	\$991,100 (\$265/SF)

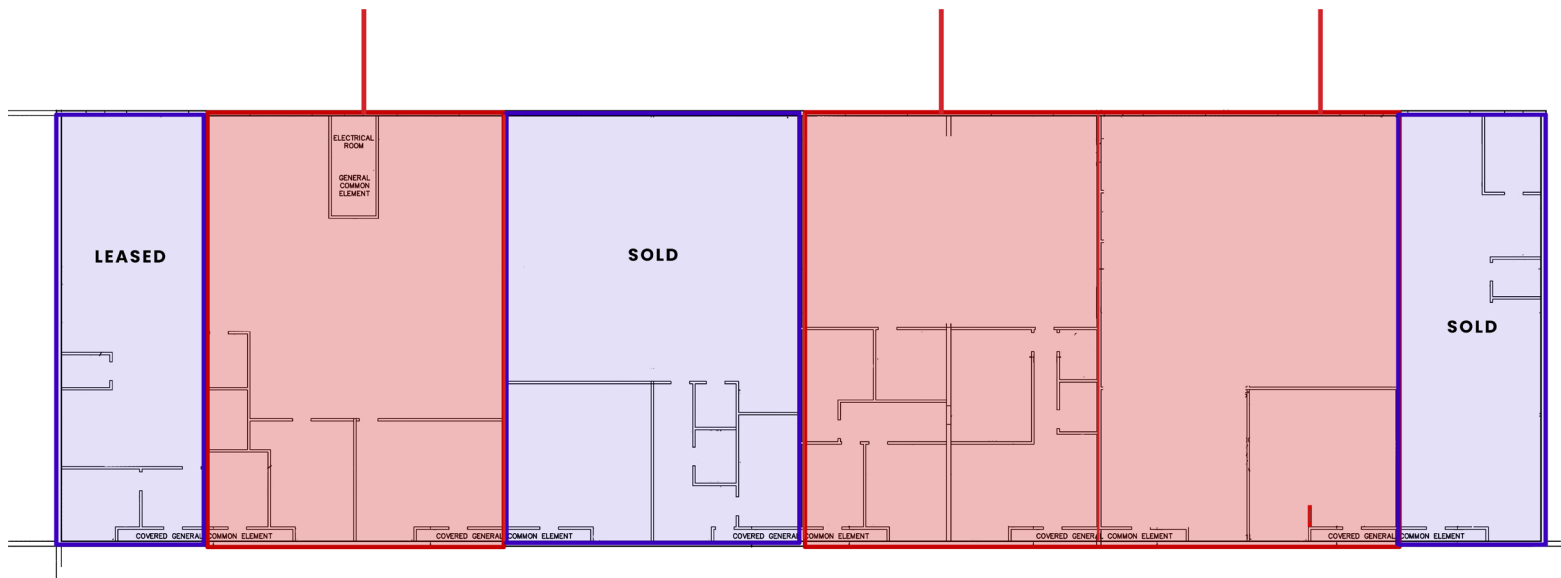
Flexible suite options available starting at 1,870 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and buyer needs

5475 PEORIA ST BUILDING 2

**MOVE-IN READY UNIT
(3,360 SF)**

**UNFINISHED UNITS
2 UNITS AVAILABLE
(1,680 SF EACH OR 3,360 SF TOTAL)**

**UNFINISHED UNITS
2 UNITS AVAILABLE
(1,680 SF EACH OR 3,360 SF TOTAL)**



BUILDING 2 (AS - IS PRICING):

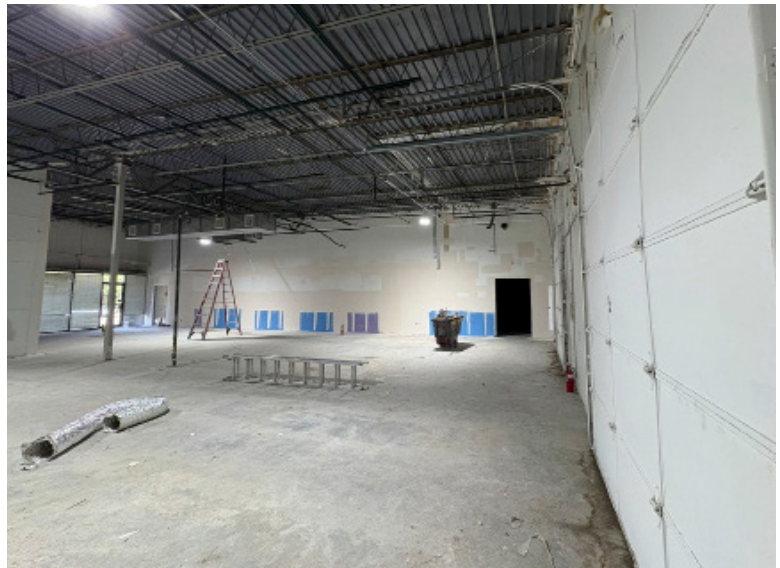
Available Units	SF	Sale Price
Unit 1	±1,680 SF	\$365,000 (\$215.50/SF)
Unit 2	±3,360 SF	\$725,000 (\$215/SF)
Unit 3	±5,040 SF	\$1,085,000 (\$215/SF)
Unit 4	±6,720 SF	\$1,445,000 (\$215/SF)

*Flexible suite options available starting at 1,680 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and buyer needs

*Ownership is willing to provide build-to-suit options tailored to buyer needs for an additional cost. Contact broker for further details.

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PROPERTY PHOTOS



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