



## 5855 East 45th Avenue, Unit A-135 Denver, CO 80216

I-70 Business Center is a 126,516 SF modern distribution project which offers excellent access via East 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>	9,918 SF total
<b>Office SF:</b>	3,450 SF
<b>Warehouse SF:</b>	6,468 SF
<b>Base Rent:</b>	\$10.00/SF NNN
<b>2026 Opex:</b>	\$4.84/SF
<b>Monthly Rent:</b>	\$12,265.26
<b>Drive-Ins:</b>	Three (3) 12'x14'
<b>Sprinklered:</b>	Yes
<b>Clear Height:</b>	18'0"
<b>Power:</b>	To be verified



