

1701

WEST COLFAX AVENUE

DENVER, CO 80204

**17,889 SF OFFICE & WAREHOUSE
FOR SALE OR LEASE**



**W COLFAX AVE VISIBILITY
WITH 20,000 VPD EXPOSURE**

West Colfax Avenue

 **CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

11701 WEST COLFAX AVENUE
DENVER, CO 80204



| | |
|------------------|---|
| Total Available | 17,889 SF (3 Buildings) |
| Office Size | 1,155 SF (Stand Alone Building) |
| Clear Height | 15' |
| Loading | 1 Dock-High Door, 1 Drive-In Door (10'x10') |
| Sprinkler System | Yes |
| Power | 1200a (TBV) |
| Signage | Large Billboard Signage Opportunity |
| Misc | Warehouse includes 2 fans, only one column line, and completely fenced + secure |
| Lease Rate | \$14.00/SF NNN |
| Sale Price | \$4,475,000 |
| TAXES | \$4.48/SF (2026) |

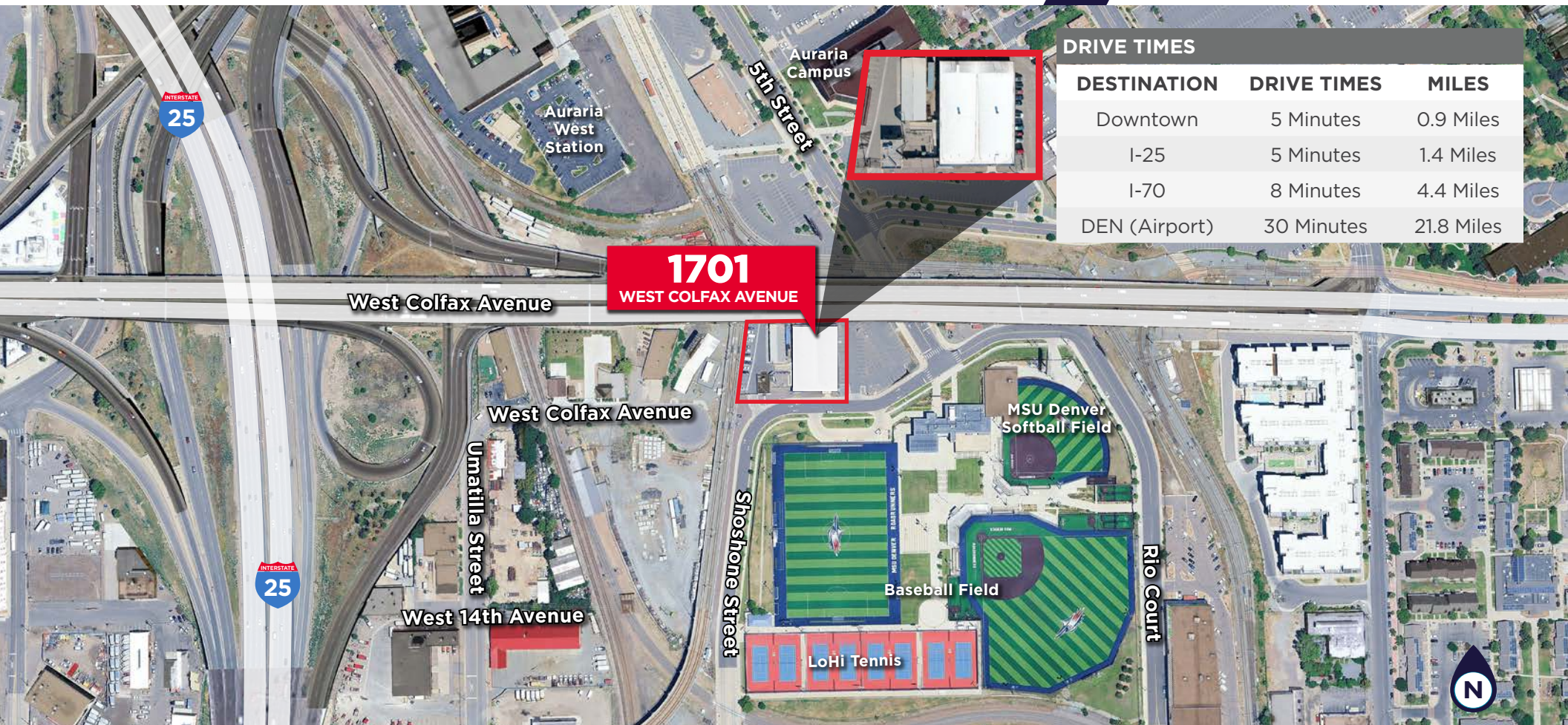


SITE PLAN



1701 WEST COLFAX AVENUE

DENVER, CO 80239



DRIVE TIMES

| DESTINATION | DRIVE TIMES | MILES |
|---------------|-------------|------------|
| Downtown | 5 Minutes | 0.9 Miles |
| I-25 | 5 Minutes | 1.4 Miles |
| I-70 | 8 Minutes | 4.4 Miles |
| DEN (Airport) | 30 Minutes | 21.8 Miles |

FOR MORE INFORMATION, PLEASE CONTACT:

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