

6 MONTHS OF FREE BASE RENT ON A LEASE SIGNED BY AUGUST 1*



Office / Warehouse in Central Location

490 E. 52ND AVENUE, SUITE 100
DENVER, COLORADO 80216

Available Space:

30,681 SF

Lease Rate:

~~\$12.50/SF NNN~~

\$10.95/SF NNN

Occupancy:

Available Now

Industrial for Lease

Property Highlights

- Easy access to I-70, I-25, I-270, I-76 and US 36
- Substantial parking on endcap space
- Minutes from Downtown Denver, providing close proximity to numerous amenities, workforce and public transportation
- Enterprise Zone (tax incentives)
- *Promotion subject to overall lease terms

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490 E. 52ND AVENUE, SUITE 100, DENVER, COLORADO 80216

Space Details

Available Space: 30,681 SF
Office Size: 2,019 SF
Building Size: 58,343 SF
Dock Doors: 5 (9' x 10')
1 with leveler
Additional dock doors possible
Drive-in Door: 1 (12' x 14')
Power: 277/480 V, 400 Amps
Parking: 43 spaces
Clear Height: 24'
Sprinkler: ESFR
Lease Rate: \$10.95/SF NNN
Expenses: \$5.78/SF estimated

