



# Office / Warehouse in Prime Central Location

**200 E. 55TH AVENUE, SUITE 200  
DENVER, COLORADO 80216**

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## **Available:**

23,641 SF

## **Lease Rate:**

To Quote

## **Occupancy Date:**

Available Now!

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## **Industrial for Lease**

### **Property Highlights**

- Class A construction in prime central location
- Immediate access to I-70 and I-25
- Unincorporated Adams County, providing low sales tax rate
- Denver mailing address
- Enterprise Zone (tax incentives)

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*For information, please contact:*

### **Mike Wafer, SIOR**

*Executive Managing Director*  
t 303-260-4242  
mike.wafer@nmrk.com

### **Michael Wafer, Jr.**

*Managing Director*  
t 303-260-4407  
mike.waferjr@nmrk.com

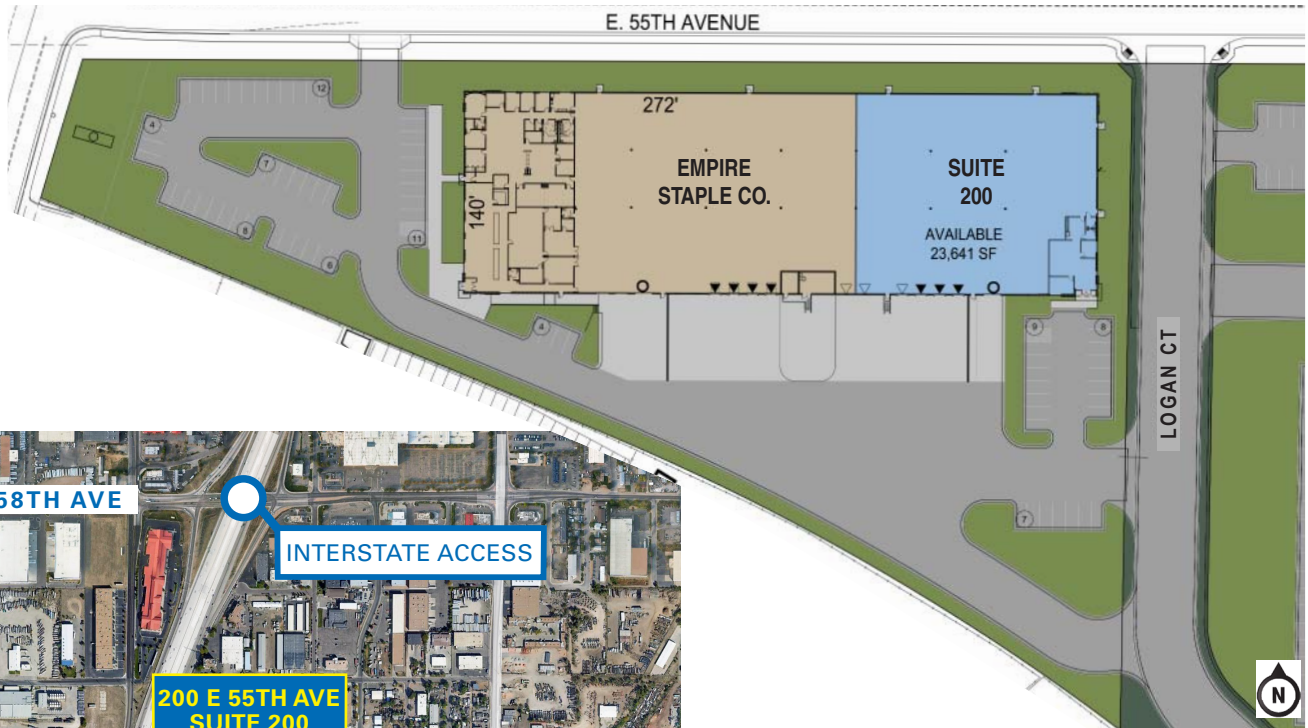
1800 Larimer Street, Suite 1700  
Denver, CO 80202

[nmrk.com](http://nmrk.com)

# **NEWMARK**

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200 E. 55TH AVENUE, SUITE 200, DENVER, COLORADO 80216



**Property Details**

- Available Space: 23,641 SF
- Office Size: 1,497 SF
- Building Size: 61,870 SF
- Dock Doors: 3 (9' x 10')
  - 2 with levelers
  - 2 additional dock doors possible
- Drive-in Doors: 1 (12' x 14')
- Power: 277/480 V, 400 Amps
- Parking: 24 spaces
- Clear Height: 24'
- Sprinkler: ESFR
- Truck Court: 130' with 60' concrete apron
- Lighting: T-5
- Lease Rate: To quote
- Expenses: \$5.50/SF estimated