

# POINT CENTRAL BUSINESS PARK

1051 EAST 73RD AVENUE | DENVER, COLORADO

AT THE CENTER OF  
CONNECTIVITY



±57,505 SF REMAINING

**STARPOINT PROPERTIES WILL OFFER UP TO \$1.00/SF FOR THE TOTAL SQUARE FOOTAGE OF A NEW DEAL AS A BROKER BONUS**

**P**oint Central Business Park is comprised of over 157,000 SF in two Class A Industrial buildings on a 9.5 acre site that is ideally situated in Denver's central industrial submarket. The infill location provides tenants with immediate access to all of Denver's primary interstates within minutes and encompasses Metro Denver's largest labor pool. The design of both buildings allows for flexible divisibility to suit any size company. Point Central Business Park is the premier industrial development in Central Denver.

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## PROPERTY FEATURES

<b>Total Site Size</b>	9.57 AC
<b>Available Space</b>	±57,505 SF Building 1: ±30,160 SF Building 2: ±27,345 SF
<b>Suite Size</b>	±15,080 - 30,160 SF
<b>Spec Office</b>	±2,180 SF Building 2
<b>Dock High Loading</b>	Building 1: 4 Dock high doors (5 additional knock outs) Building 2: 4 Dock high doors (5 additional knock outs)
<b>Drive-In Loading</b>	2 Drive-in doors (Building 1) 2 Drive-in doors (Building 2)
<b>Parking Ratio</b>	1.5/1,000
<b>Clear Height</b>	32'
<b>Truck Court</b>	190' shared
<b>Power</b>	600A/480v/3p (Building 1) 1,000A/480v/3p (Building 2)
<b>Sprinklers</b>	ESFR
<b>Zoning</b>	I-1 (Adams County)
<b>Mill Levy</b>	98.659

## PROPERTY HIGHLIGHTS



Easy Access to  
Major Highways



Minutes from  
Downtown Denver

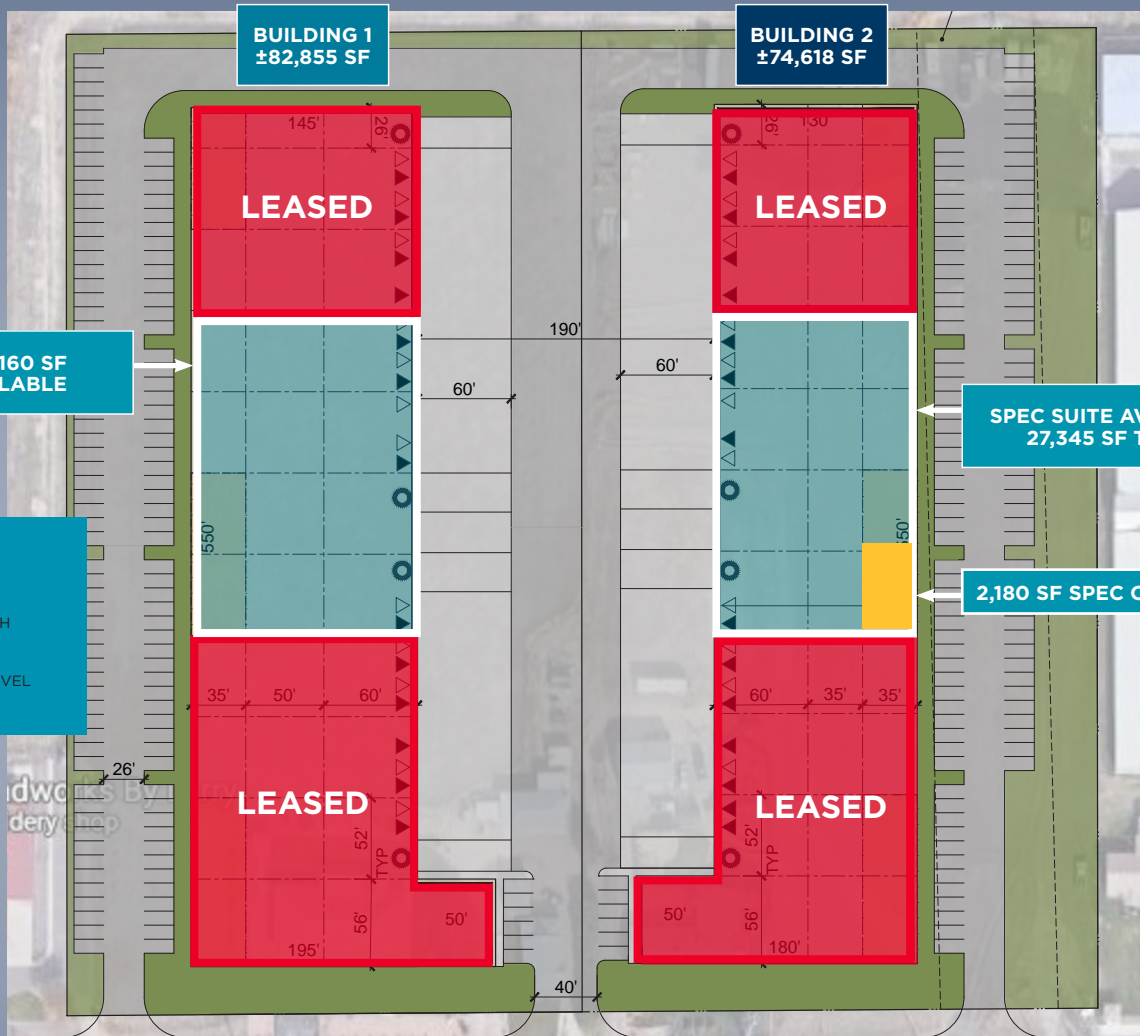


Very competitive  
mill levy within  
Unincorporated  
Adams County

- Flexible divisibility
- Clerestory windows
- High Parking Ratio
- Monument and building signage available
- Excellent access to I-25, I-76, I-270, US-36, and I-70
- Located within Adams County Enterprise Zone and Colorado Opportunity Zone
- Highway Visibility from I-270 (85,000 VPD)
- Sale Price Owner will consider sale



# SITE PLAN



**±30,160 SF AVAILABLE**

**SPEC SUITE AVAILABLE 27,345 SF TOTAL**

**2,180 SF SPEC OFFICE**

## SITE LEGEND

- ▲ NEW DOCK HIGH TRUCK DOOR
- △ FUTURE DOCK HIGH TRUCK DOOR
- FUTURE GRADE LEVEL TRUCK DOOR

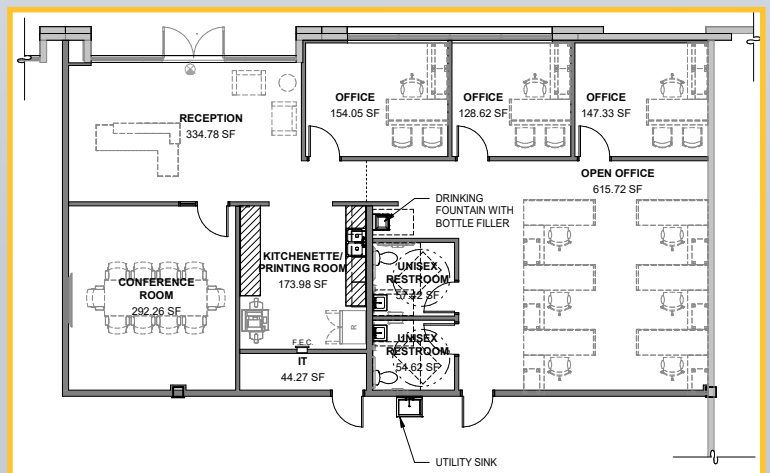
## Building 1 | One Space Available

- Total Size** ±30,160 SF
- Minimum Divisibility** 15,080 SF
- Spec Office** To Suit
- Dock High Loading** 4 Dock high doors (5 additional knock outs)
- Drive-In Loading** Two (2)
- Power** 600A/480v/3p

## Building 2 | One Space Available

- Total Size** ±27,345 SF
- Spec Office** ±2,180 SF
- Dock High Loading** 4 Dock high doors (5 additional knock outs 12'x14')
- Drive-in Loading** Two (2)
- Power** 1,000A/480v/3p

## Spec Office Plan Building 2



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## DRIVE TIMES & ACCESS

Source: Google

DESTINATION	DRIVE TIMES	NO. MILES
I-25	3 Minutes	1.4 Miles
I-270	3 Minutes	1.5 Miles
I-76	4 Minutes	1.8 Miles
I-70	6 Minutes	4 Miles
Downtown Denver	6 Minutes	4 Miles
DEN	32 Minutes	21 Miles



DOWNTOWN  
DENVER



POINT CENTRAL  
BUSINESS PARK

WASHINGTON ST

BROADWAY

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DECADES OF DELIVERING ASYMMETRICAL RETURNS



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