

**COMMERCIAL OFFICE SPACE
FOR LEASE**

Vanguard Development, LLC

**MIKAEL VAN LOON (303) 589-0086
MIKAEL@USA.NET**

CITYWIDE BANK BUILDING

MEDICAL / PROFESSIONAL OFFICE SUITES

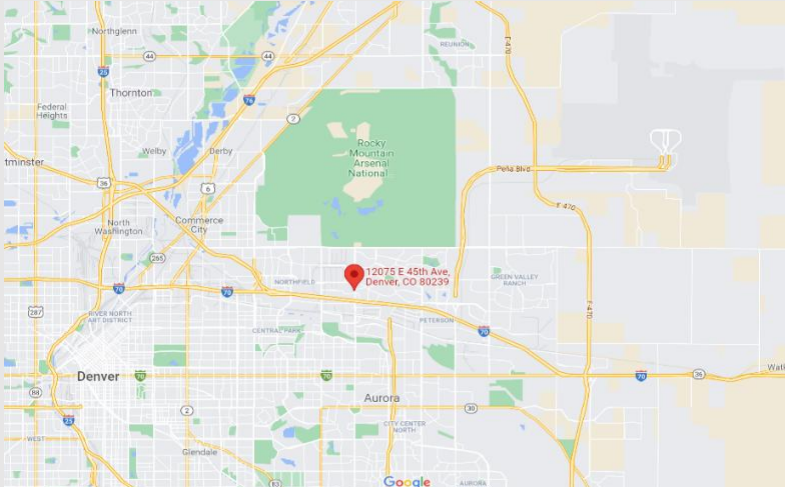
**12075 EAST 45TH AVENUE
DENVER, CO 80239**

- BUILDING SIZE:** 69,003 RSF
- AVAILABLE:** 1200 RSF TO 10,009 CONTIGUOUS RSF
- YEAR BUILT:** 1970
- RENOVATION:** 2012 / 2016 / CURRENT
- LEASE RATE:** FROM \$16.95/RSF PLUS JANITORIAL MFSG
- LEASE TERM:** 3 – 10 YEARS
- # FLOORS:** SEVEN
- PARKING:** FREE PARKING AT 3.5:1,000 RSF



AMENITIES:

- **AMPLE PARKING**
- **FIBER OPTIC IN THE BUILDING**
- **DIRECT ACCESS TO I70**
- **5 MINUTES TO PEORIA STATION**
- **15 MINUTES TO DIA**
- **15 MINUTES TO DOWNTOWN DENVER**
- **COFFEE SHOPS & RESTAURANTS NEXT DOOR**
- **LOCATED IN A COLORADO ENTERPRISE ZONE**
- **NEW ELEVATORS INSTALLED**
- **GRASSY AREA WITH PICNIC TABLE**







Availability:
Class B Office Space – Fully
Built Out

Sixth Floor:

10,009 RSF

Medical / Professional

Office Space

CONTACT:

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