

# BRYANT STREET QUAD

**UNITS ARE CURRENTLY AVAILABLE**

**BUILDING 1**  
2500 W 4th Ave  
40,817 SF

**BUILDING 2**  
2480 W 4th Ave  
52,884 SF

**BUILDING 3**  
2485 W 2nd Ave  
41,004 SF

**BUILDING 4**  
2390 W 4th Ave  
20,980 SF

**DENVER, CO**



**FOR LEASE**

MULTI-TENANT INDUSTRIAL PARK  
IN CENTRAL DENVER

**CBRE**

# SPECS

155,685 TOTAL SF

4 BUILDINGS

15'-20'  
CLEAR HEIGHT

1974 YEAR  
OF CONSTRUCTION

DOCK-HIGH  
& DRIVE-IN  
LOADING

CENTRAL DENVER  
LOCATION

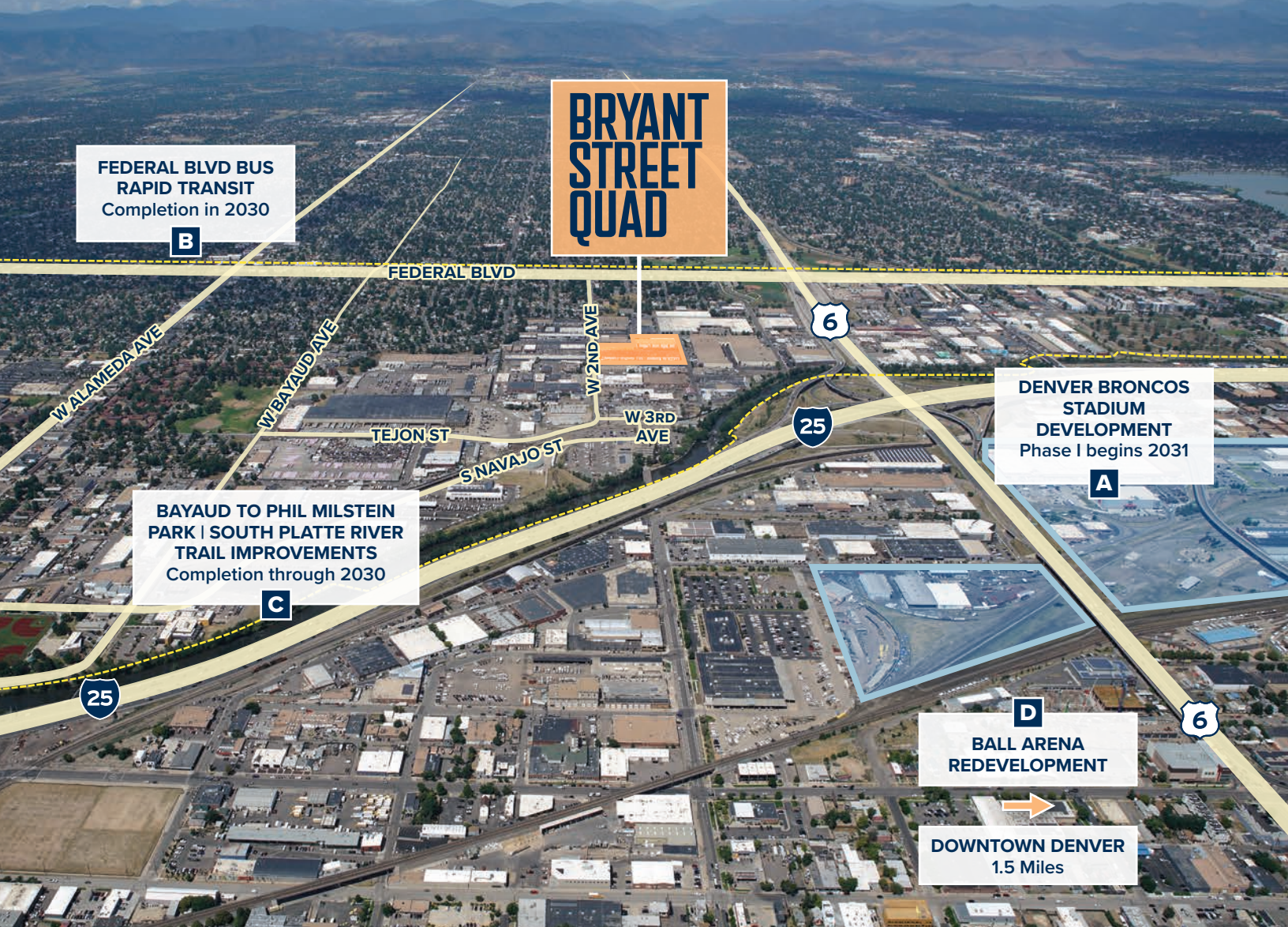
US-6 & I-25  
IMMEDIATE ACCESS



## AVAILABLE UNITS

UNIT 7 **6,000 SF** | UNIT 5 **12,672 SF** | UNIT 10, 12 & 14 **14,295 SF** | UNIT 28 **7,434 SF**

UNIT 30 **6,601 SF** | UNIT 36 **6,000 SF** | UNIT 40 & 44 **11,904 SF** | UNIT 48 **13,047 SF**



# BRYANT STREET QUAD

FEDERAL BLVD BUS RAPID TRANSIT  
Completion in 2030

**B**

DENVER BRONCOS STADIUM DEVELOPMENT  
Phase I begins 2031

**A**

BAYAUD TO PHIL MILSTEIN PARK | SOUTH PLATTE RIVER TRAIL IMPROVEMENTS  
Completion through 2030

**C**

**D**  
BALL ARENA REDEVELOPMENT

DOWNTOWN DENVER  
1.5 Miles

## EMERGING DEVELOPMENT IN DENVER'S CENTRAL SUBMARKET

### **A BURNHAM YARDS | Future Broncos Stadium District**

Located within 3 miles of the upcoming retractable-roof stadium and mixed-use district. This 2031 anchor project will transform the immediate submarket into a premier national sports and entertainment destination.

### **B FEDERAL BLVD | Bus Rapid Transit (BRT)**

Proximate to the \$318M BRT corridor launching in 2030. This transit advancement is engineered to reduce commute times by 25%, significantly expanding the accessible labor pool for the Valverde area.

### **C SOUTH PLATTE RIVER TRAIL | Infrastructure Upgrade**

Immediate access to 45 miles of continuous regional trails. The 2025-2026 expansion to 12-foot paths provides premium connectivity to Downtown, Ball Arena, and Cherry Creek for bike commuters and wellness-focused enterprises.

### **D BALL ARENA DISTRICT | 2026 Groundbreaking**

Development commences this year on a transformative 55-acre district featuring 6,000 housing units and extensive hospitality. Positioned just 6 miles away, this property offers a strategic opportunity to capitalize on Central Denver's appreciating urban core.

# BRYANT STREET QUAD

## NIC CARTER

Vice President  
+1 720 528 6477  
nic.carter@cbre.com

## SAM DRAGAN

First Vice President  
+1 303 264 1932  
sam.dragan@cbre.com

## JEREMY BALLENGER

Executive Vice President  
+1 303 264 1902  
jeremy.ballenger@cbre.com

## TYLER CARNER

Executive Vice President  
+1 303 264 1903  
tyler.carner@cbre.com



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