

VALLEY BUSINESS CENTER

700 W. MISSISSIPPI AVE.
DENVER, CO 80223

SUITE C1-2

INDUSTRIAL FOR LEASE

FOR MORE INFORMATION:

T.J. Smith, SIOR
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Nick Rice
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Colliers
4643 S. Ulster St.,
Suite 1000
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PROPERTY FEATURES

- » Project Size: 204,981 SF
- » Number of Buildings: 5
- » City/County: Denver/Denver
- » Year Built: 1983
- » Zoning: I-A, UO-2
- » Loading: Dock High and Drive-In
- » Clear Height: 16'-20'
- » Sprinklers: General Duty
- » Parking: 1.3:1,000 SF



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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REAL ESTATE PARTNERS

VALLEY

BUSINESS CENTER

AERIAL VIEW



DOWNTOWN
DENVER

6TH AVE.

ALAMEDA AVE.



GATES REDEVELOPMENT

SANTA FE DR.

JASON ST.

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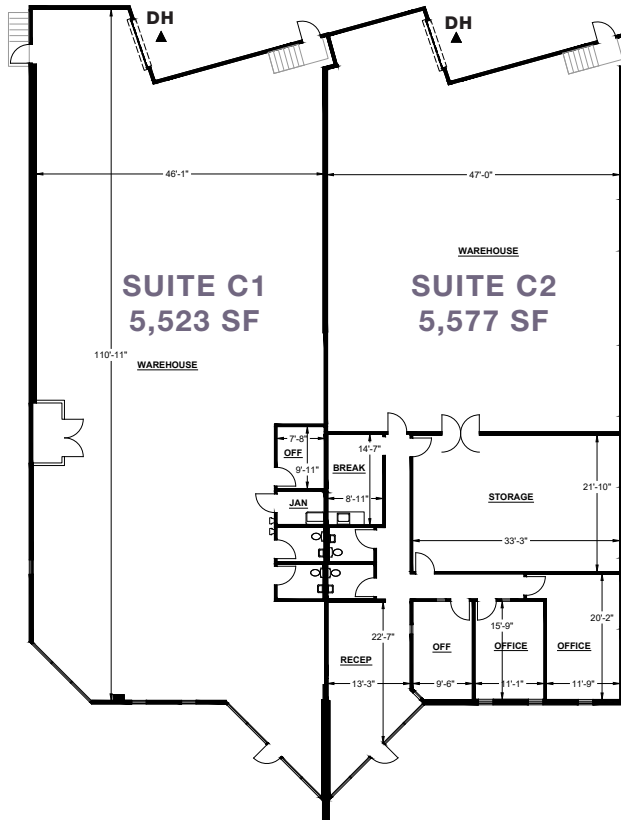
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FLOORPLAN

BLDG. C. // SUITE 1-2 – 11,100 SF (DIVISIBLE)

C1 - 5,523 SF AVAILABLE 2/1/2026

C2 - 5,577 SF AVAILABLE 1/1/2026



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| BUILD- ING | SUITE | TOTAL SF | OFFICE | CLEAR HEIGHT | LOADING | PARKING | SPRIN- KLERS | LEASE RATE | OP/EX |
|---------------|-------|-------------|----------|-----------------|-------------|-----------|-----------------|--------------------------|-----------|
| C | 1-2 | 11,100 SF | 1,837 SF | 16' | 2 Dock High | 12 Spaces | General Duty | \$13.50-14.25/ SF NNN | \$6.72/SF |

Power: 150 Amps 120/208v, 3 Phase



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BROKERAGE
DISCLOSURE

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