



**FUNCTIONAL KITCHEN**  
GRADE SPACE

**5475 PEORIA ST**  
DENVER, CO, 80239

### Property Summary

- Class A Flex/Industrial Space Available Immediately
- Former Commercial Grade Kitchen
- Features Include:
  - Upgraded Hood w/Fire Suppression System
  - Multiple Commercial Sinks
  - Upgraded Electrical Power & Ventilation System
  - Multiple Temp Zones

### Property Features

<b>Sale Price:</b>	\$890,500
<b>Lease Rate:</b>	\$14/SF NNN
<b>NNN Est:</b>	\$8.65/SF
<b>Unit Size:</b>	3,360 SF
<b>Office Size:</b>	+/- 950 SF
<b>Loading:</b>	Two Drive-Ins (10' x 12')
<b>Ceiling Height:</b>	16'-18'
<b>Parking:</b>	Ample

For more information:



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**Unique Properties**  
400 S Broadway | Denver, CO 80209  
303.321.5888 | UNIQUEPROP.COM



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