



## 5475 PEORIA ST

DENVER, CO, 80239

### Property Features

<b>Pricing:</b>	See Pages 2 & 3 for Details
<b>Expense Estimate:</b>	\$8.65/SF
<b>Loading:</b>	One Drive-In Door Per Unit (10'x12')
<b>Ceiling Height:</b>	16'-18'
<b>Office SF:</b>	± 10% Per Unit
<b>Parking:</b>	Ample
<b>Sprinklered</b>	No
<b>Power:</b>	400 Amp, 3-Phase (TBV)

*\*Expense Estimate: Includes Association Fees, Taxes, Building Insurance, & Water*

For more information:



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Unique Properties  
 400 S Broadway | Denver, CO 80209  
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# 5475 PEORIA ST

BUILDING 1 – RENOVATED, MOVE-IN READY SUITES

1,870 – 9,350 SF AVAILABLE



Available Units	SF	Sale Price
Unit 1	±1,870 SF	\$515,000 (\$275/SF)
Unit 2	±3,740 SF	\$991,100 (\$265/SF)
Unit 3	±5,610 SF	\$1,400,000 (\$250/SF)
Unit 4	±7,480 SF	\$1,870,000 (\$250/SF)
Unit 5	±9,350 SF	\$2,335,000 (\$250/SF)

Flexible suite options available starting at 1,870 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and buyer needs

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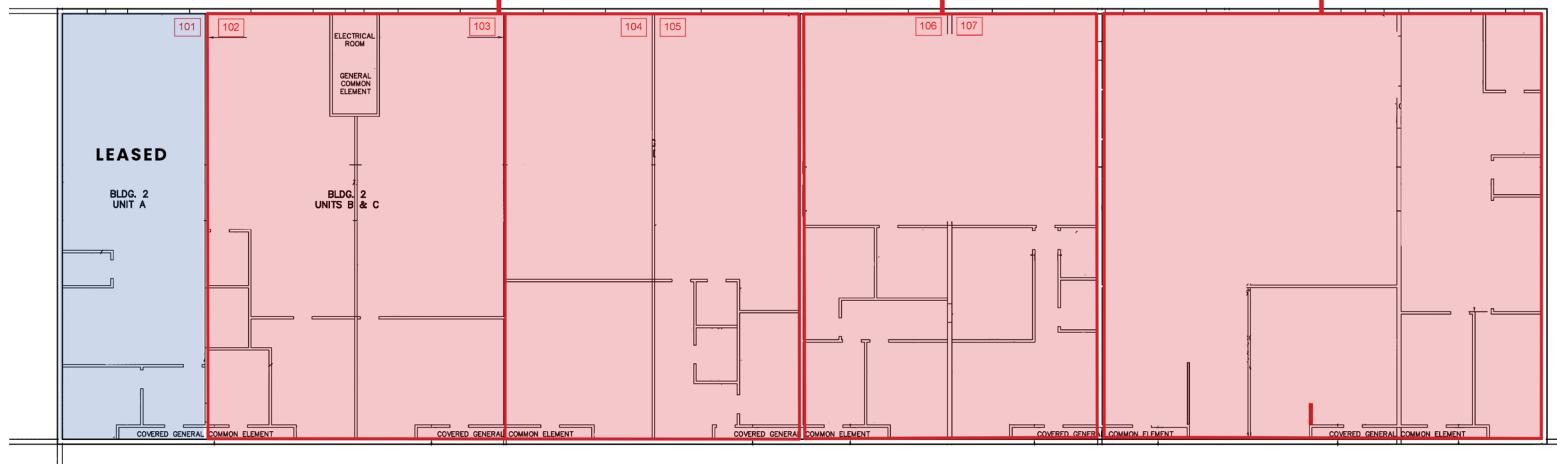
BUILDING 2 – UNFINISHED SPACES READY FOR BUILDOUT

1,680 – 15,120 SF AVAILABLE

**PARTIALLY UNFINISHED UNITS**  
**2 UNITS AVAILABLE**  
**(3,360 SF EACH)**

**UNFINISHED UNITS**  
**2 UNITS AVAILABLE**  
**(1,680 SF EACH OR 3,360 SF TOTAL)**

**UNFINISHED UNITS**  
**3 UNITS AVAILABLE**  
**(5,040 SF EACH)**



## BUILDING 2 (AS - IS PRICING):

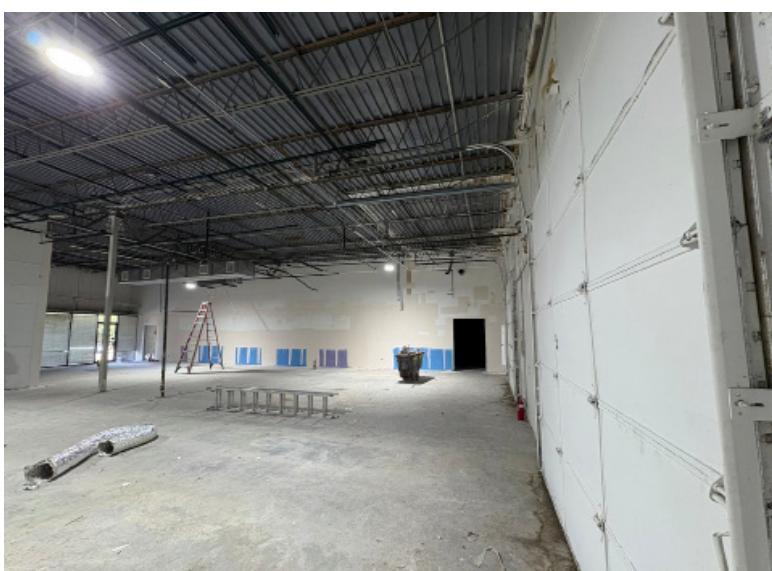
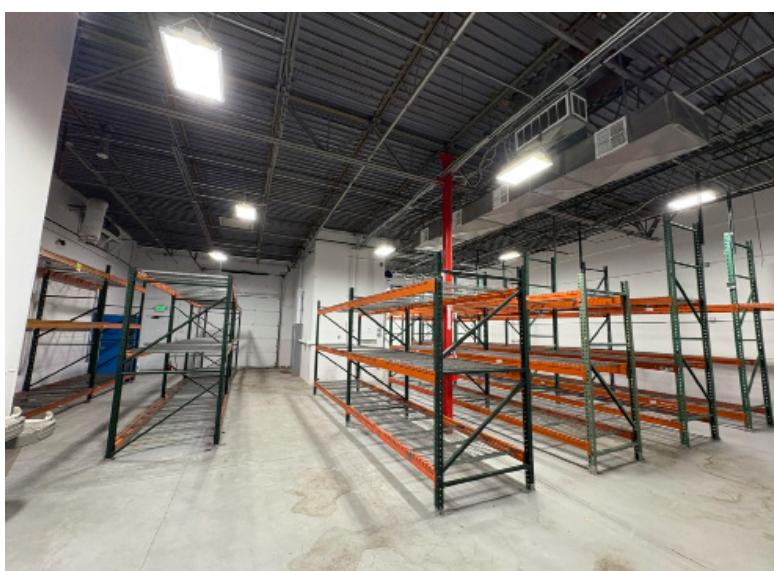
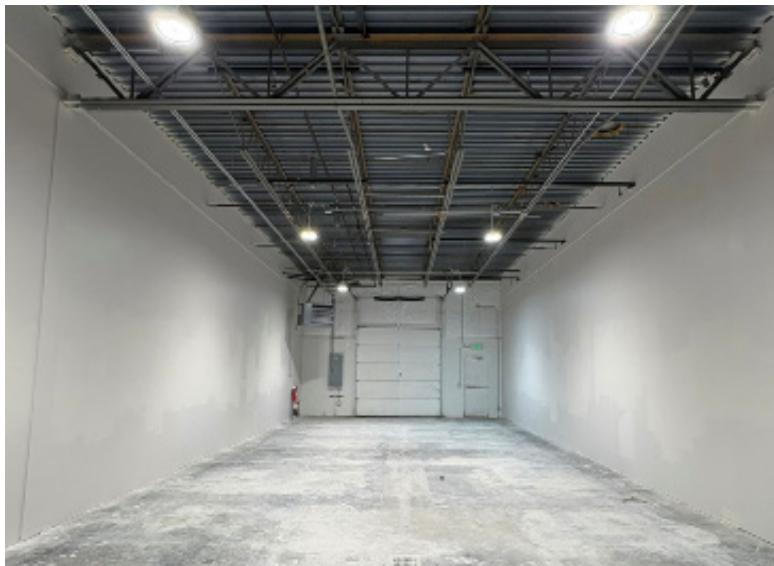
Available Units	SF	Sale Price
Unit 1	±1,680 SF	\$365,000 (\$215.50/SF)
Unit 2	±3,360 SF	\$725,000 (\$215/SF)
Unit 3	±5,040 SF	\$1,085,000 (\$215/SF)
Unit 4	±6,720 SF	\$1,445,000 (\$215/SF)
Unit 5	±8,400 SF	\$1,800,000 (\$215/SF)
Unit 6	±10,080 SF	\$2,015,000 (\$200/SF)
Unit 7	±11,760 SF	\$2,352,000 (\$200/SF)
Unit 8	±15,120 SF	\$3,025,000 (\$200/SF)

\*Flexible suite options available starting at 1,680 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and buyer needs

\*Ownership is willing to provide build-to-suit options tailored to buyer needs for an additional cost. Contact broker for further details.

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## PROPERTY PHOTOS



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