



For Sublease

9430 E 40th Ave, Suite 1 | Denver, CO 80238



Property Features:

Building:	±37,129 SF
Office:	±7,600 SF
Year Built:	2015
Loading:	One (1) Drive-In Door Three (3) Dock-High Doors
Clear Height:	28'
Zoning:	M-IMX-8
Column Spacing:	52' x 50'
Sprinkler:	ESFR
OpEx 2023:	\$5.68

Property Highlights:

- Visibility from 40th Avenue with immediate access to I-70 via Central Park Blvd and Havana
- Centrally located with close proximity to major arterials including I-70, I-270 and I-25
- Multiple amenities located in and around the business park providing immediate access for Tenants in the park.
- Close to DIA with direct access via I-70 and Pena Blvd

For Sublease Information, please contact:

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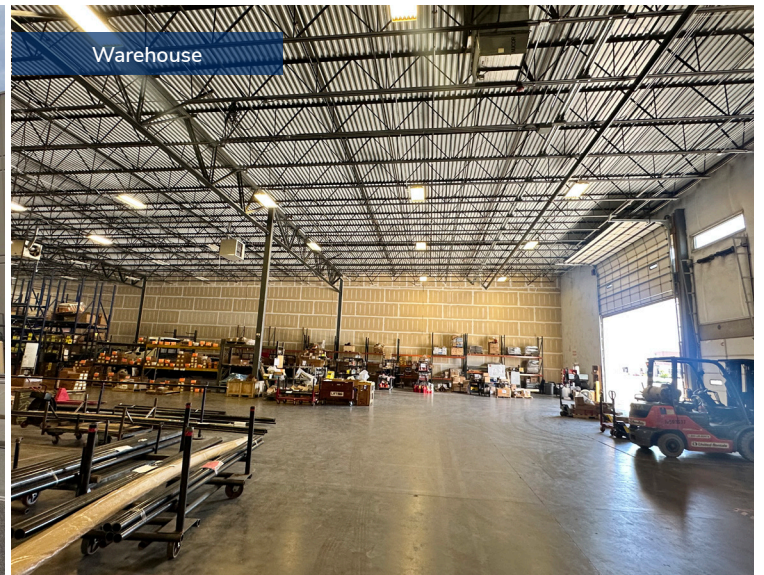
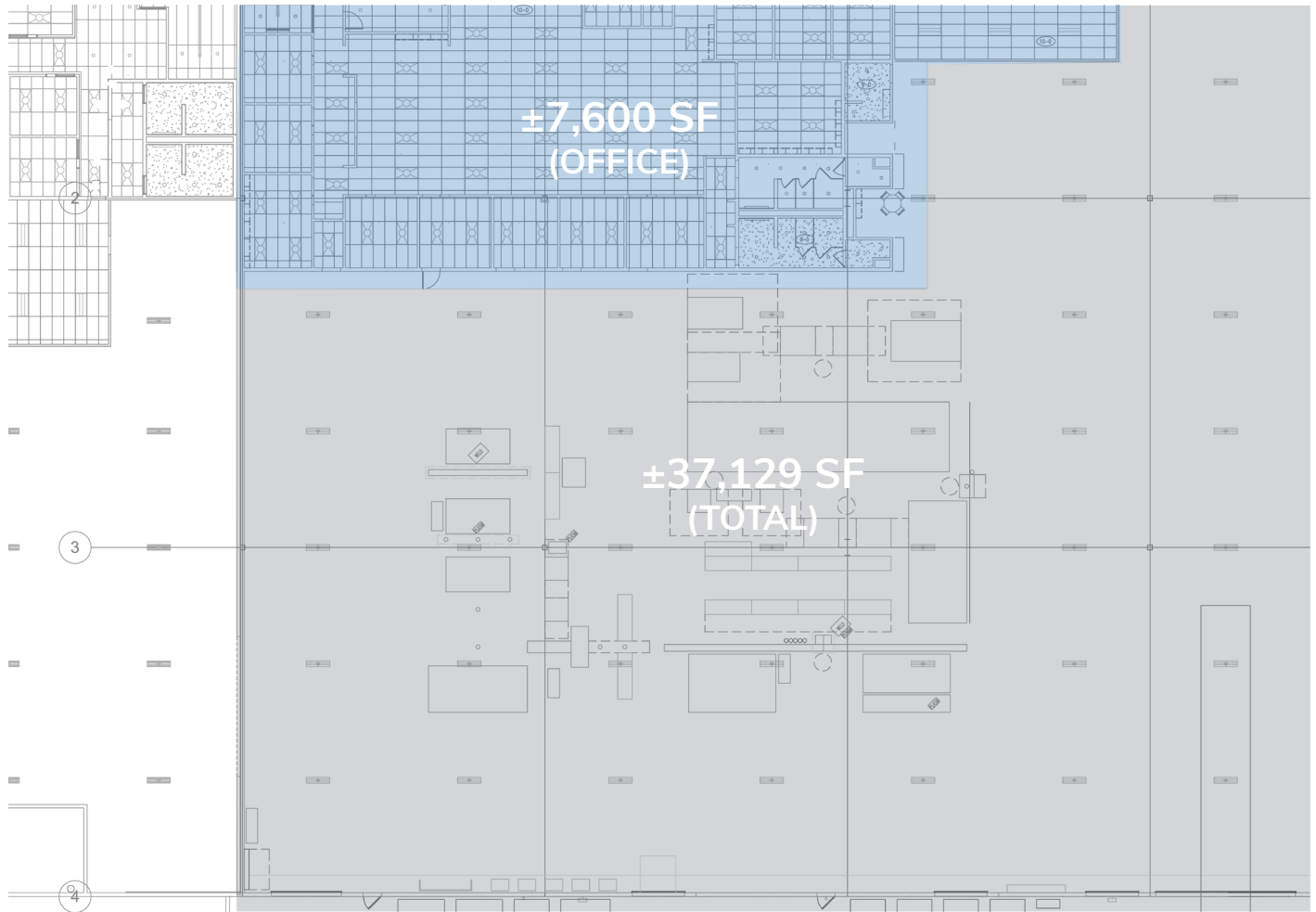
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