

5180

FOX STREET

DENVER, CO 80216

FOR LEASE
FLEXIBLE CO-WORKING WAREHOUSE



DEMISABLE SUITES

300 - 2,500+ SF AVAILABLE



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PROPERTY HIGHLIGHTS

Address	5180 Fox Street Denver, CO 80216
Available SF:	300 - 2,500+ SF
Property Type:	Industrial/Flex
Lease Rate:	See Following Pricing Page/Floorplan
Loading Docks:	3 Dock High Doors
Drive in Loading:	6 Drive in Loading Ramps
Clear Height:	21'
Power (per unit)	120v Single Phase (Higher Available)
Utilities:	All Included in Rent
Parking:	Ample - 3 EV Charging Spaces



- All Inclusive Rent (Utilities, Trash, Parking, Wi-Fi, Printing, Security, Etc.)
- **IMMEDIATE** (Same Day in some cases) Occupancy Available
- Temperature Controlled Warehouse & Office
- 24/7 Access including Stocked Kitchen & Coffee Bar
- Gated Parking On Site
- Daily Pickup from All Major Shipping Carriers (FedEx, UPS, USPS)
- Access to a Forklift and Pallet Jacks
- Flexible Lease Terms Available (3 months up to multi-year terms)
- Easy Access to Metro Denver
- **BROKER CO-OP COMISSION AVAILABLE**

SAMPLE PRICING FLOORPLAN

flex^{co} Denver

Warehouses

WAREHOUSE SPACES

- 67 spaces between 300-2,500+sf

LOADING DOCKS

- 6 Drive-up Loading Ramps
- 3 Truck-Height Loading Docks

DAILY SHIPMENT STORAGE

OASIS

WAREHOUSE EQUIPMENT

- Push Carts
- Electric Pallet Jacks
- Pallet Jacks
- Forklift

ALL-INCLUSIVE PRICING

- Temperature Controlled Warehouse
- Forklift, Electric Pallet Jacks, Carts
- Onsite Staff Provides Mail, Package, & Pallet Receiving
- Daily Pickups from UPS, FedEx, & USPS
- 24/7 Access & Security Monitoring
- Onsite Parking in Gated Lot
- High-Speed WiFi
- 120v Power (Higher Available)
- Access to Community Lounge, Stocked Kitchen, Coffee Bar, & Purified Water Dispenser
- Business Center & Shipping Supplies
- Common Area Janitorial Service with Trash & Recycling Service



EACH WAREHOUSE SPACE EQUIPPED WITH LARGE ROLL-UP LOADING DOOR + SWING DOOR WITH APP-ACCESSIBLE SALTO LOCKS

SAMPLE PRICING

Space	Square Footage	12+ Month Lease (12% Discount)	6 Month Lease (6% Discount)	Month to Month (3 Month Min)
WH17	408 SF	\$1,023/month	\$1,093/month	\$1,163/month
WH20	625 SF	\$1,500/month	\$1,602/month	\$1,704/month
WH37	900 SF	\$2,122/month	\$2,266/month	\$2,411/month
WH57	1,258 SF	\$2,989/month	\$3,193/month	\$3,397/month
WH2	1,480 SF w/ Private Office & Loading Bay	\$4,407/month	\$4,708/month	\$5,008/month
WH51	2,500 SF	\$5,377/month	\$5,743/month	\$6,110/month

Additional rent specials available for extended lease terms. Reach out to learn more!

COST COMPARISON



What Does Your Warehouse Actually Cost?

OUR PRICING MODEL SAVES TENANTS THOUSANDS OF DOLLARS

Our all inclusive monthly rent covers everything you need to occupy your space, which provides tenants with significant cost savings compared to renting a traditional small bay warehouse unit.

Average Monthly Costs For A 1,000 SF Space	FlexEtc Denver	Traditional Small Bay/ Flex Warehouse Unit in Denver
Base Rent (1,000 SF Unit)	\$2,750	\$1,195
NNN expenses (Property Insurance, Property Taxes)	Included	\$479
Building Repairs (Averaged Over the Year)	Included	\$200
Electricity	Included	\$250
Water	Included	\$75
Trash Dumpster	Included	\$150
Gas/Heating	Included	\$100
Fiber Internet & Wifi	Included	\$150
Janitor Cleaning (2x Per Month)	Included	\$300
Warehouse Equipment Lease (Forklift, Pallet Jacks, Push Carts)	Included	\$125
Printing	Included	\$75
Daily Courier Pickup (UPS, Fedex, USPS, DHL)	Included	\$250
AI-Security Software, AI-Protection System, & Full Camera & Security System	Included	\$75
Stocked Kitchen (Coffee, Tea, Snacks)	Included	\$100
Extras: Receptionist, On-site Property Management, & Warehouse Manager	Included	Additional Tenant Cost
Extras: Photography Studio	Included	Additional Tenant Cost
Extras: Beautiful Reception Area, Lounge & Co-Working Area	Included	Additional Tenant Cost
Extras: Conference Rooms & Zoom Booth	Included	Additional Tenant Cost
Total (Monthly)	\$2,750	\$3,524
Total (Annual)	\$33,000	\$42,288



SPACE EFFICIENCY SAVINGS

Pricing Our Units – Occupancy Cost.



Compared to traditional small-bay warehouse units, our FlexEtc. warehouse units provide additional savings to tenants based on the total amount of space the tenant is occupying and paying for (as shown below, tenants only pay for the space they truly need).

FLEXETC. WAREHOUSE UNIT

FlexEtc. tenants do not pay for square footage of:

- Restrooms
- Loading Docks
- Front office
- Common area
- Loss factor

However, tenants have free access to these amenities throughout the facility.



TRADITIONAL SMALL-BAY INDUSTRIAL WAREHOUSE UNIT



FLEXETC

CONFIDENTIAL INFORMATION | 2024

OFFICE SPACE – SUBJECT TO AVAILABILITY

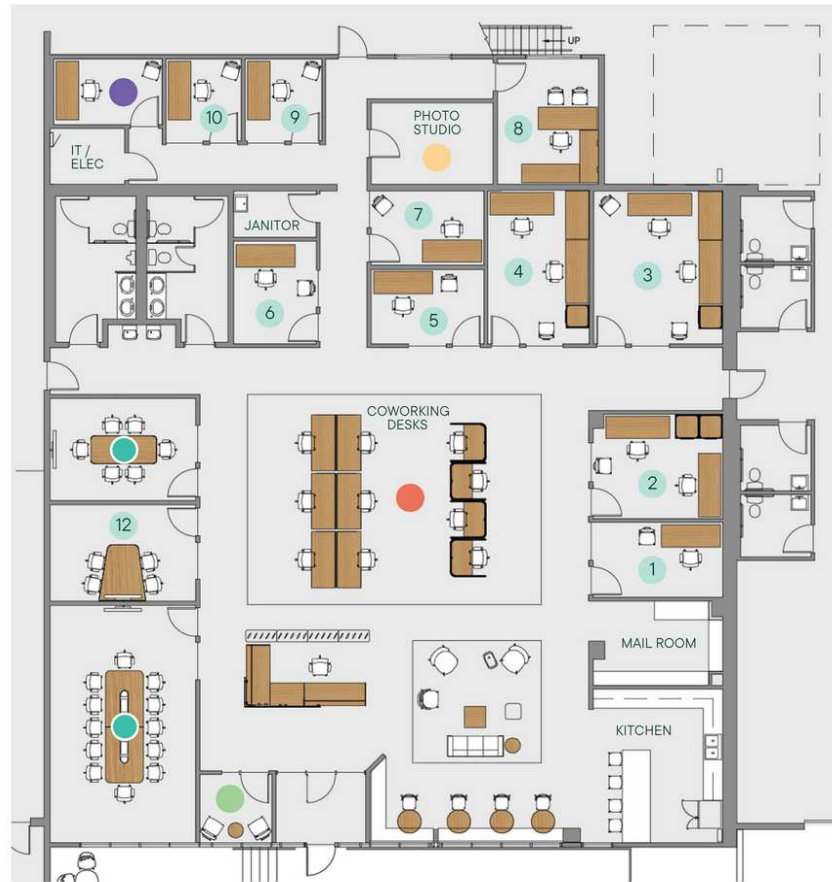
flex^{et} Denver

Offices & Coworking

- OFFICES
- COWORKING DESKS
- CONFERENCE ROOMS
 - Small - Up to 6 people
 - Large - Up to 12 people
- PHOTO STUDIO
- PODCAST STUDIO
- PHONE BOOTH

ALL-INCLUSIVE PRICING

- Free WiFi
- Mailbox & Mailing Address
- Package Receiving
- Business Center with Copier, Scanner, Printer
- Mailing & Office Supplies
- Secure Building with 24/7 Security Monitoring
- Common Area Janitorial Service
- Comfortable Lounge & Common Areas
- Stocked Kitchen & Coffee Bar
- Content Creation Studios



OFFICE SPACE PRICING

- OF10 - 70 SF - \$350/month
- OF06 - 86 SF - \$430/month
- OF01 - 121 SF - \$605/month
- OF03 - 225 SF - \$1,125/month

COWORKING DESK PRICING

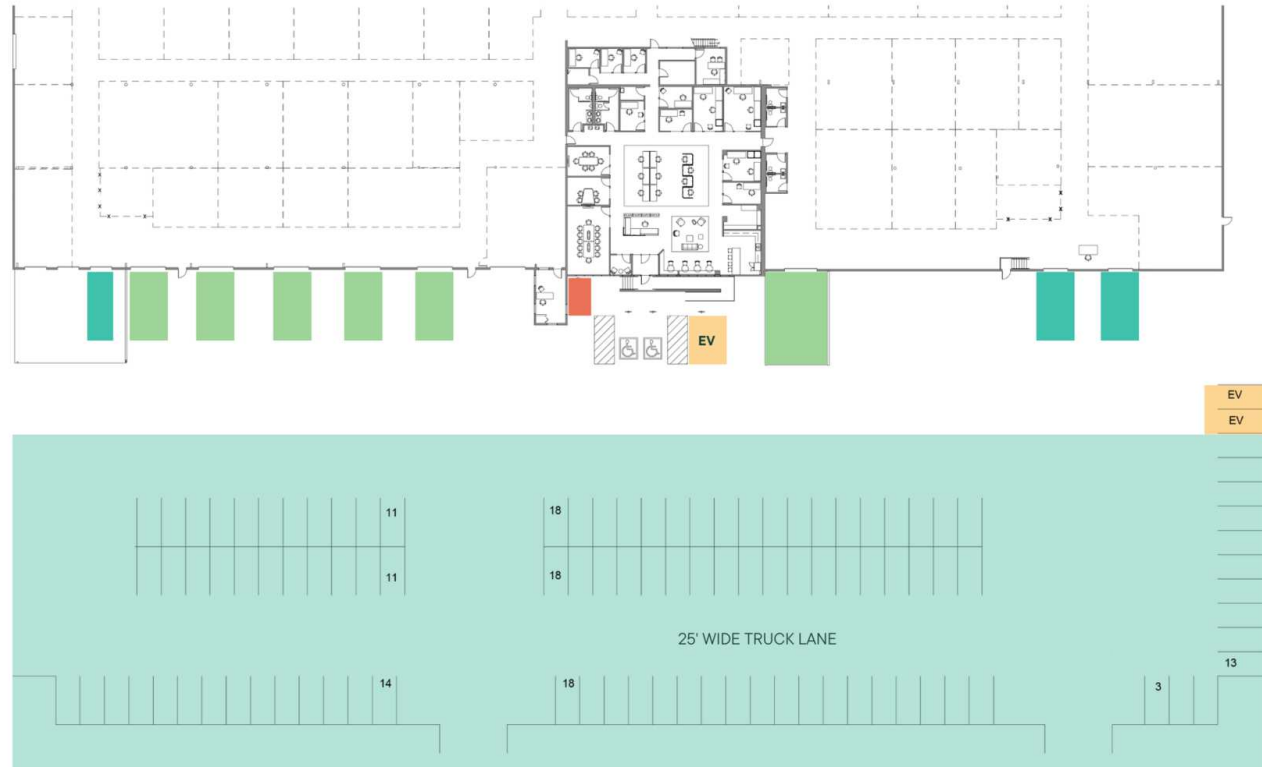
- \$113/month
Offices & Coworking Desks available for rent by Warehouse Members only.

PARKING & LOADING

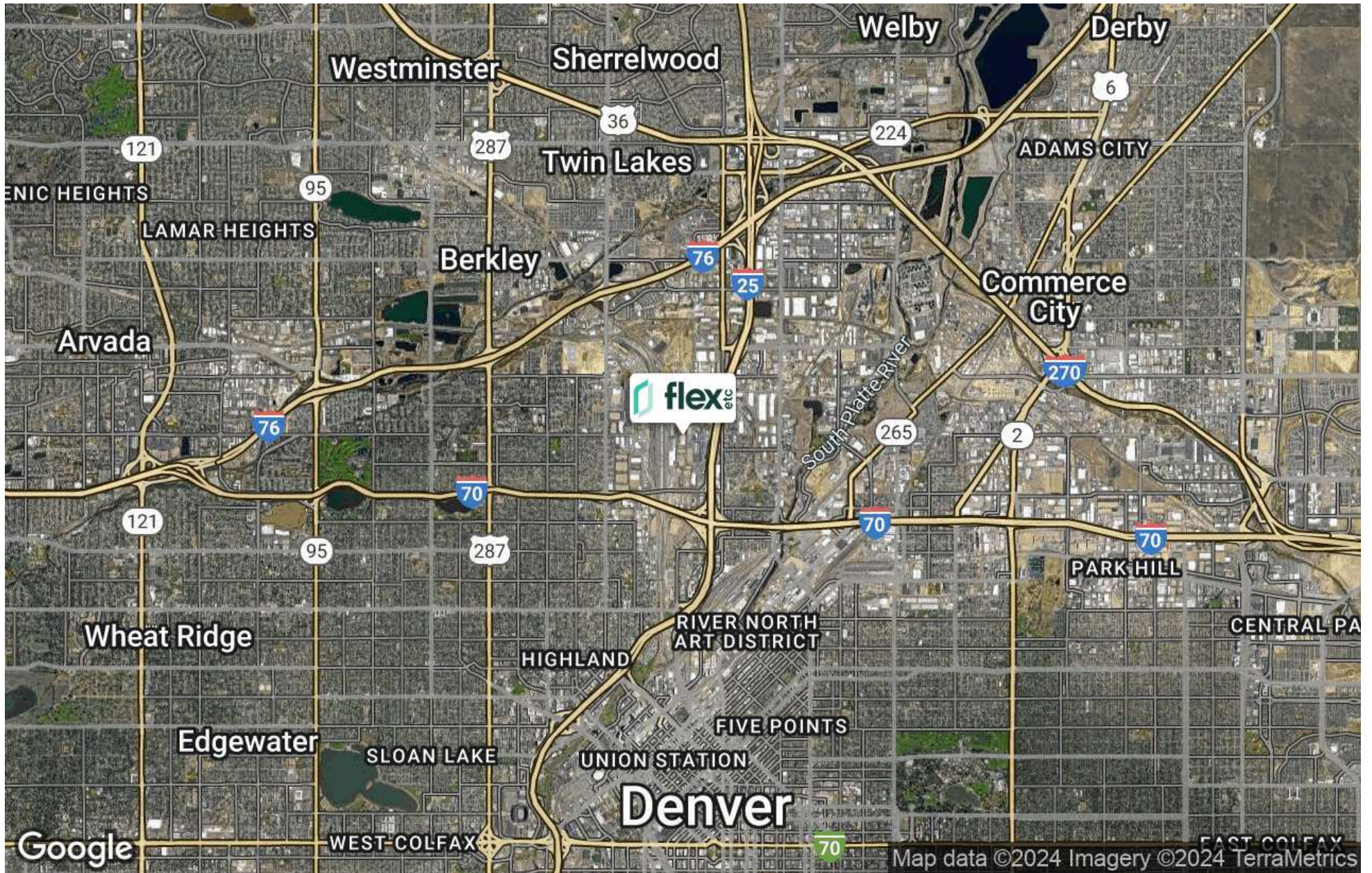
flex etc Denver

Exterior

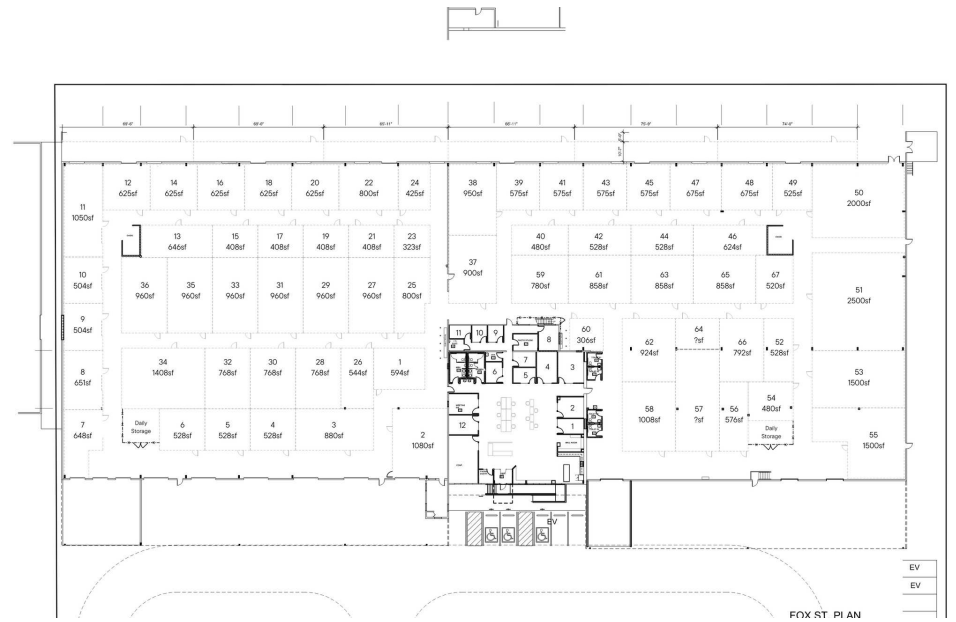
- GATED PARKING LOT
- EV CHARGING SPOTS 3
- DRIVE-UP LOADING RAMP 6
- LOADING DOCKS 3
- OUTDOOR LOUNGE



LOCATION MAP



WAREHOUSE PHOTOS





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