

# 4430 GLENCOE STREET

Denver, CO 80216



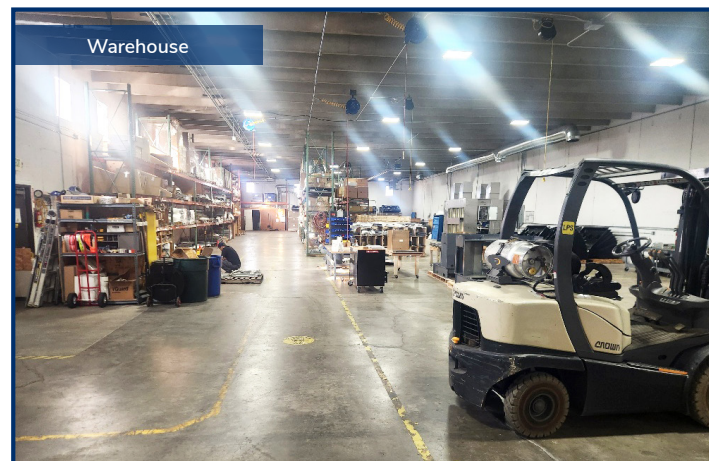
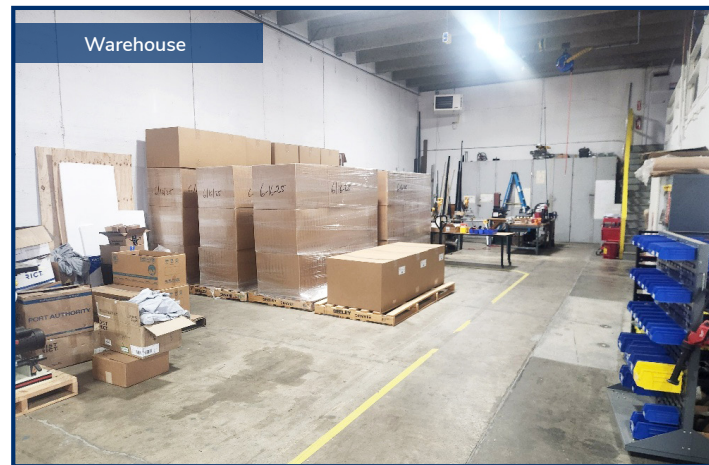
**INDUSTRIAL SUBLEASE**  
**13,633 SF TOTAL**  
**1,800 SF OFFICE**



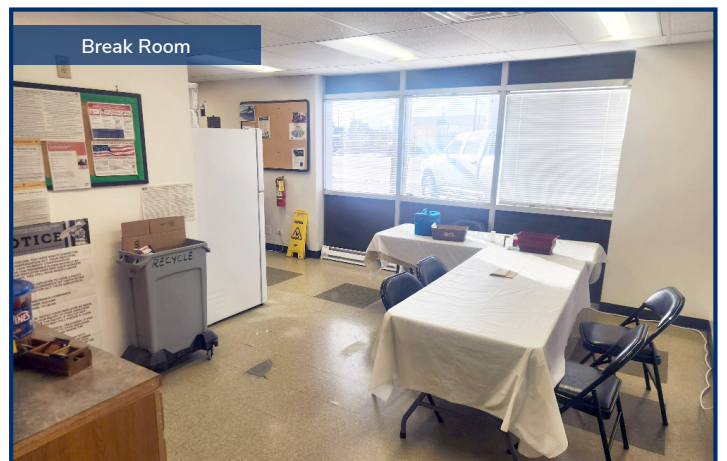
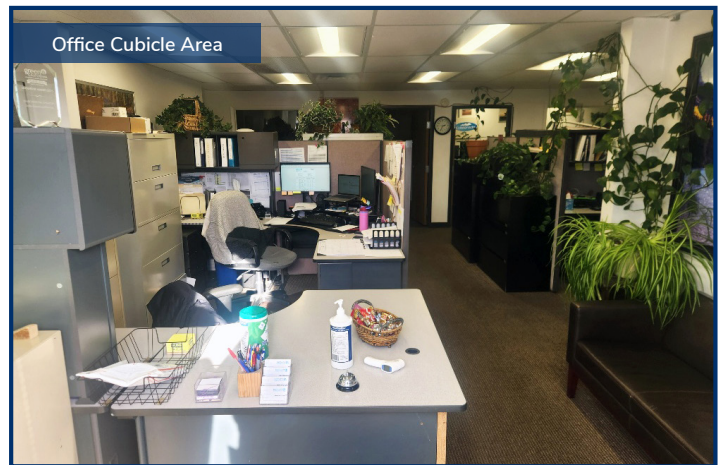
# BUILDING SPECIFICATIONS

## HIGHLIGHTS

- Immediate access to I-70
- Building signage allows for great visibility from I-70
- Suite has additional mezzanine space not included in square footage that can be used for storage or an additional conference room

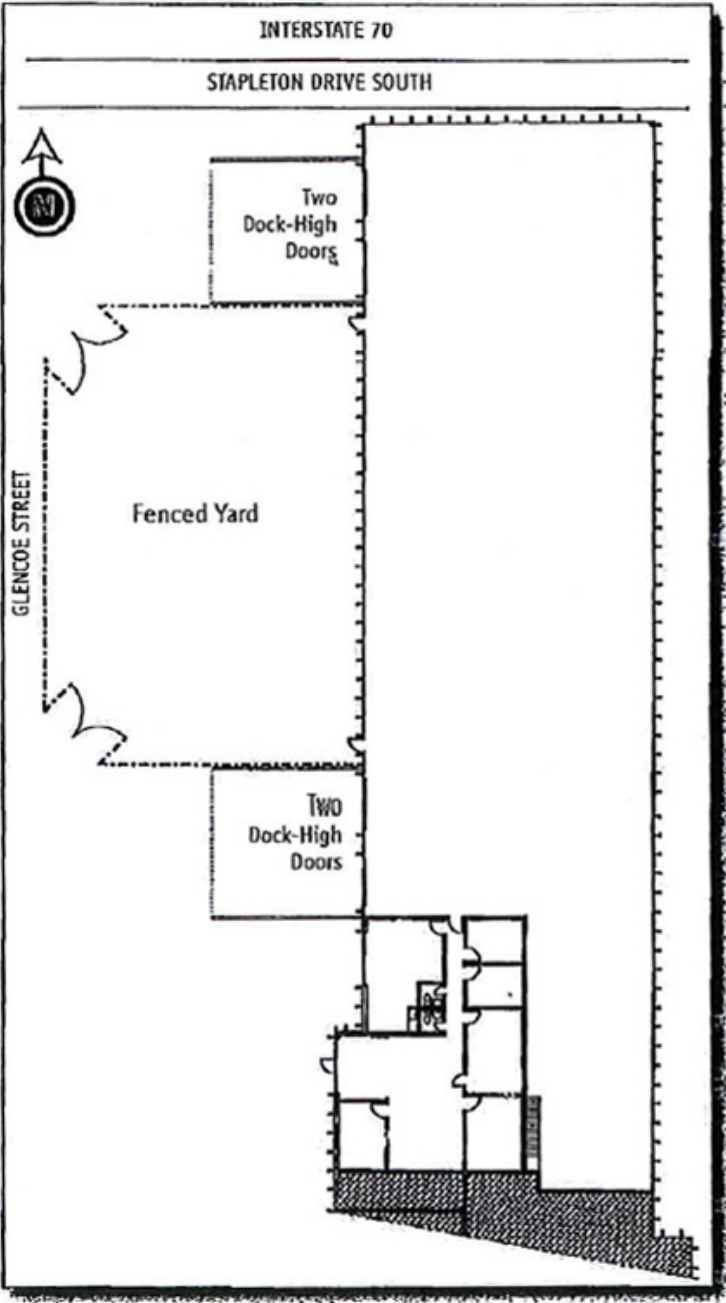
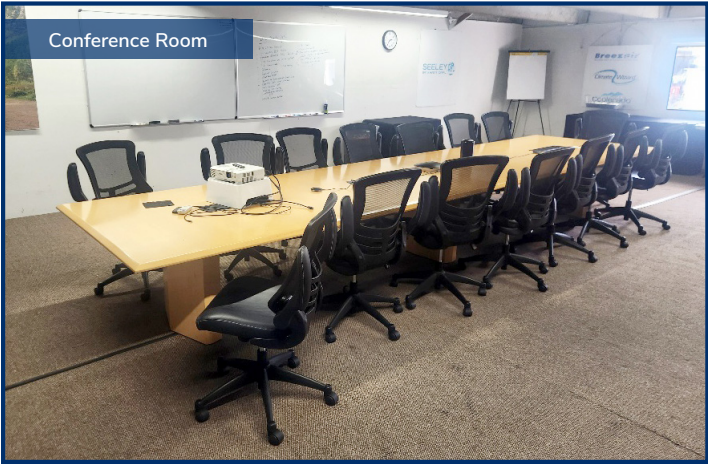
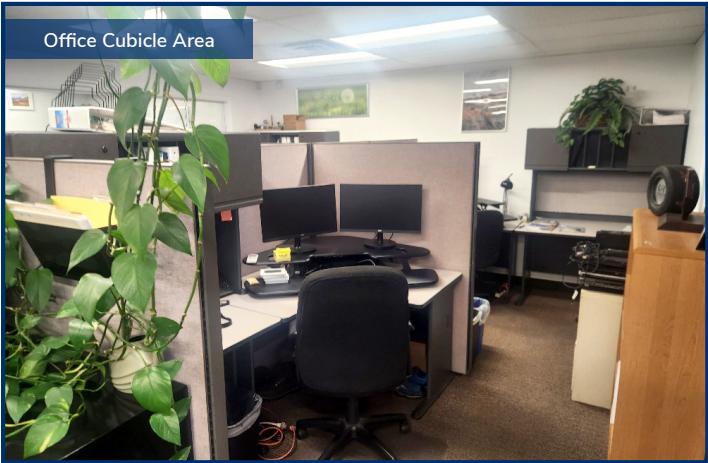


<b>Submarket</b>	Quebec St Submarket
<b>Address</b>	4430 Glencoe St Denver, CO 80216
<b>Evaporative Coolers</b>	3 indirect evaporative coolers
<b>Clear Height</b>	17'
<b>Loading</b>	Four Dock High (No Drive-Ins)
<b>Power</b>	400A/208V 3P (to be verified)
<b>Availability</b>	Negotiable
<b>Asking Rate</b>	\$8.18/SF NNN with \$4.50/SF Opex (Annual)
<b>Sublease Term</b>	Through November 30, 2026

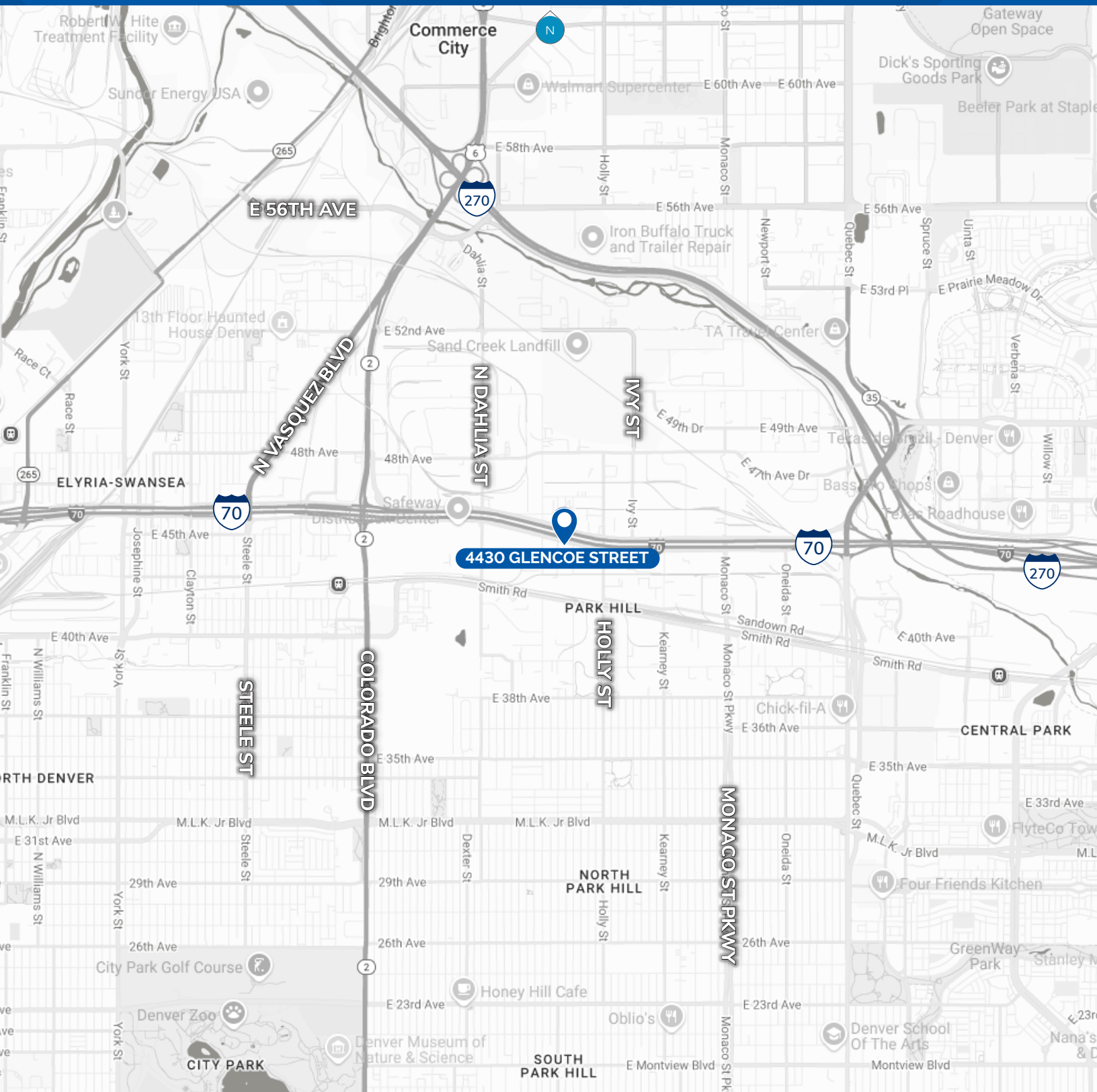




# FLOOR PLAN



# MAP



## FOR LEASE INFORMATION:

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