

4430 GLENCOE STREET

Denver, CO 80216

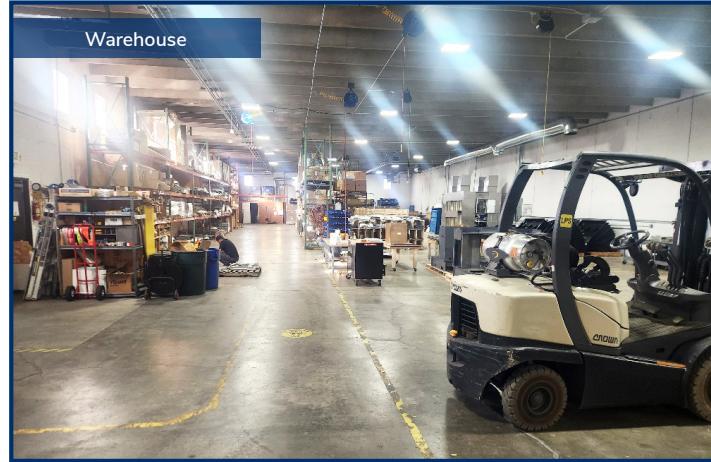
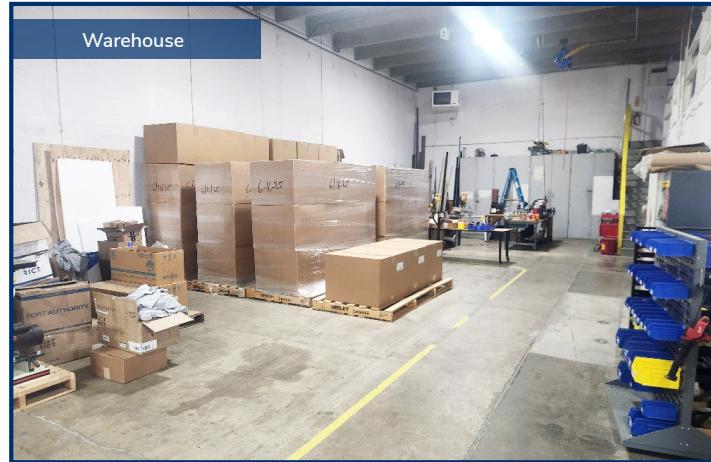


**INDUSTRIAL SUBLICENSE
13,633 SF TOTAL
1,800 SF OFFICE**

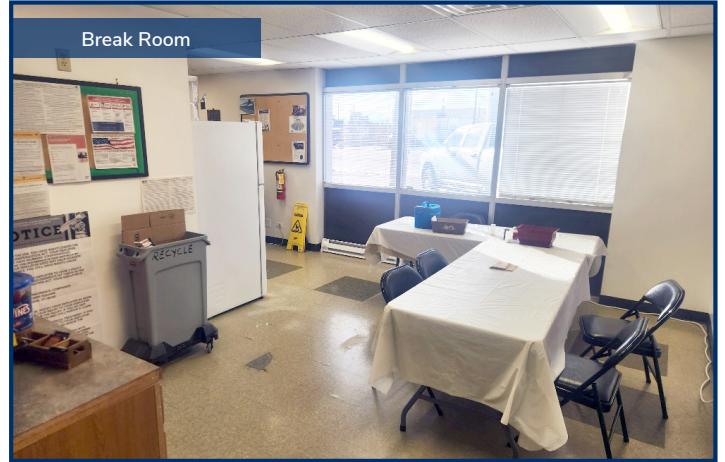
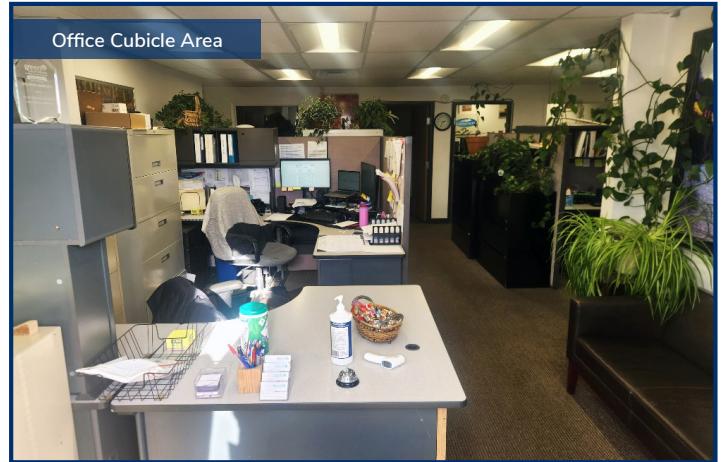
BUILDING SPECIFICATIONS

HIGHLIGHTS

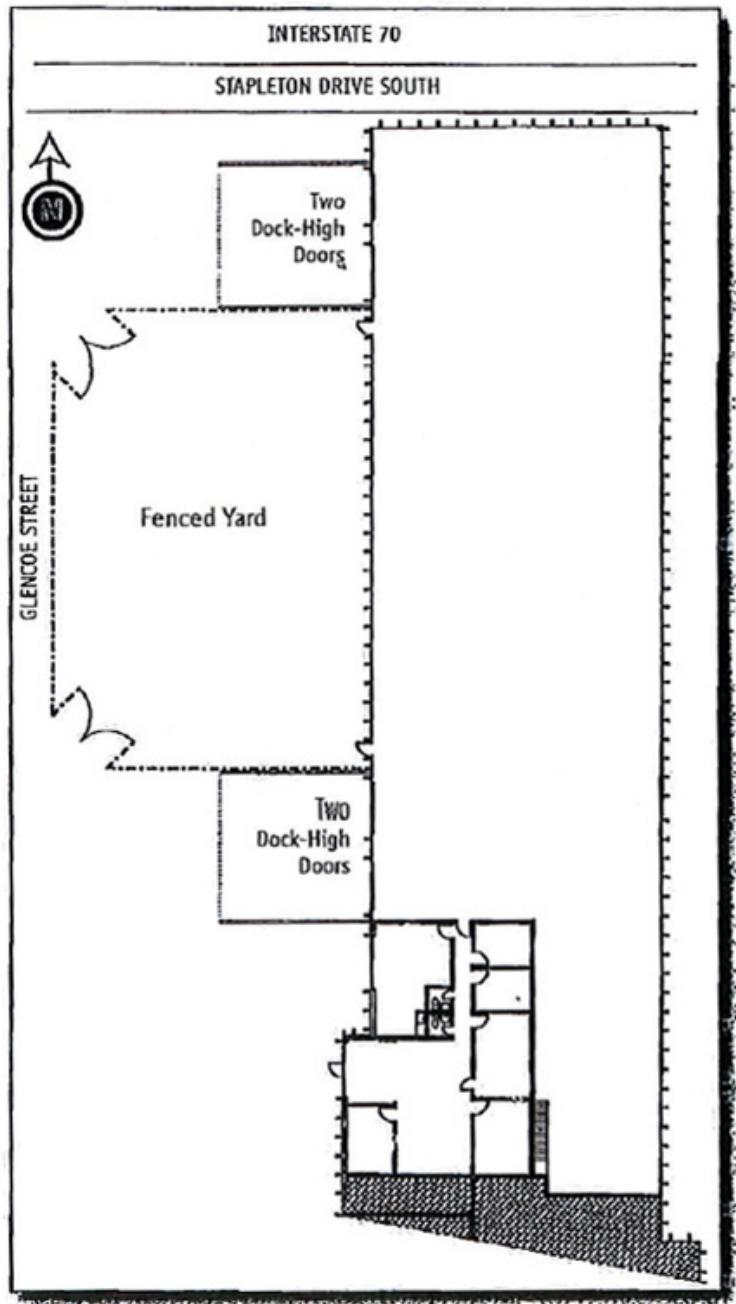
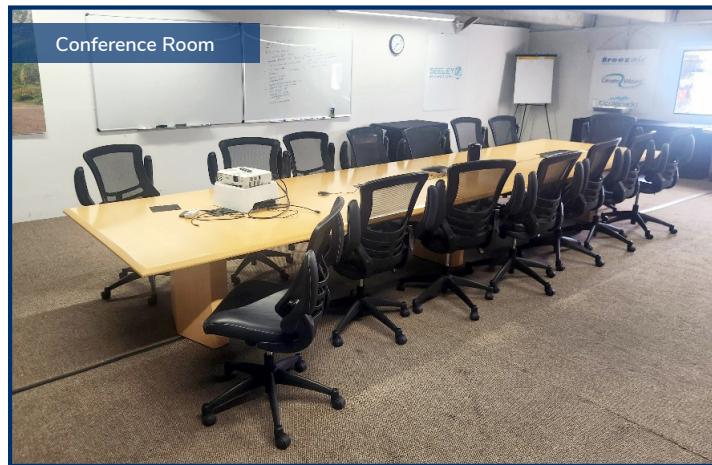
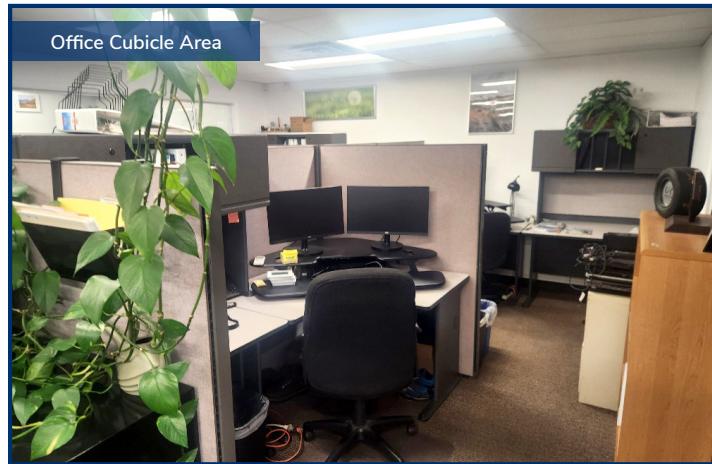
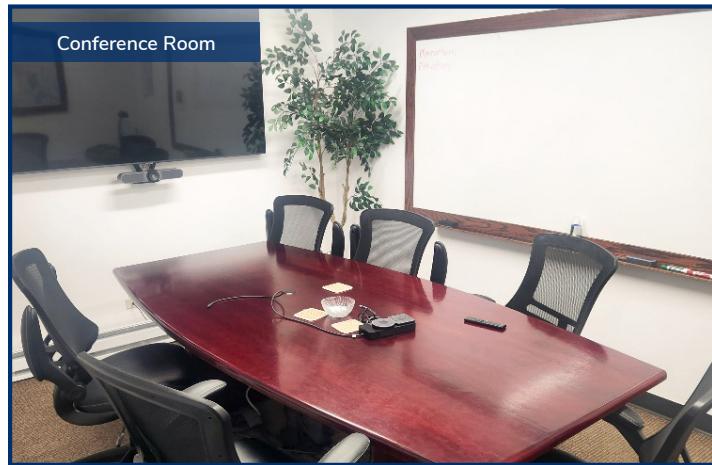
- Immediate access to I-70
- Building signage allows for great visibility from I-70
- Suite has additional mezzanine space not included in square footage that can be used for storage or an additional conference room



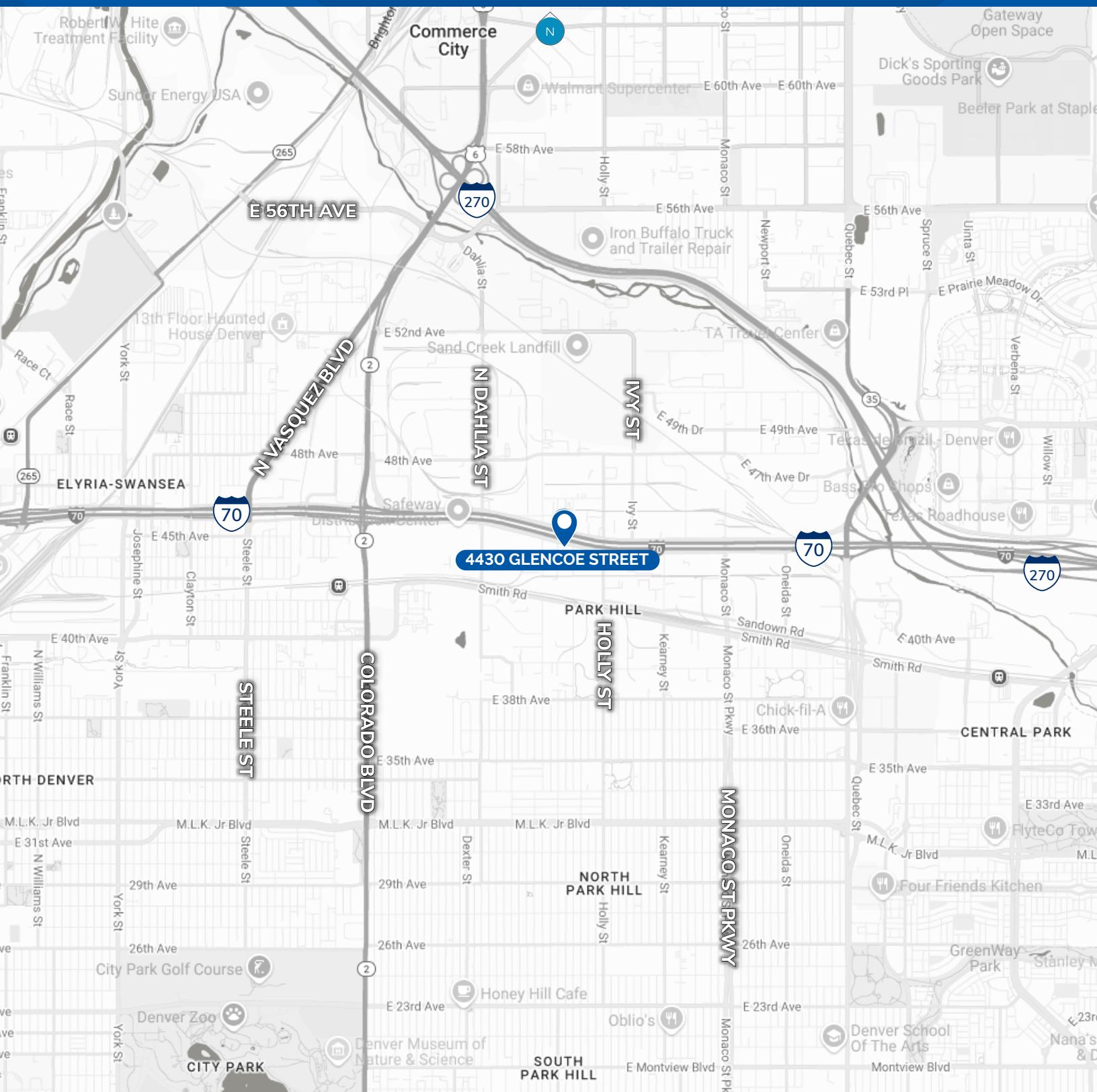
Submarket	Quebec St Submarket
Address	4430 Glencoe St Denver, CO 80216
Evaporative Coolers	3 indirect evaporative coolers
Clear Height	17'
Loading	Four Dock High (No Drive-Ins)
Power	400A/208V 3P (to be verified)
Availability	Negotiable
Asking Rate	\$8.18/SF NNN with \$4.50/SF Opex (Annual)
Sublease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



FLOOR PLAN



MAP



FOR LEASE INFORMATION:

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 **STREAM**