

POINT CENTRAL BUSINESS PARK

1051 EAST 73RD AVENUE | DENVER, COLORADO

AT THE CENTER OF
CONNECTIVITY



±91,045 SF REMAINING

STARPOINT PROPERTIES WILL OFFER UP TO \$1.00/SF FOR THE TOTAL SQUARE FOOTAGE OF A NEW DEAL AS A BROKER BONUS

Point Central Business Park is comprised of over 157,000 SF in two Class A Industrial buildings on a 9.5 acre site that is ideally situated in Denver's central industrial submarket. The infill location provides tenants with immediate access to all of Denver's primary interstates within minutes and encompasses Metro Denver's largest labor pool. The design of both buildings allows for flexible divisibility to suit any size company. Point Central Business Park is the premier industrial development in Central Denver.

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PROPERTY FEATURES

Total Site Size	9.57 AC
Available Space	±110,200 SF Building 1: ±63,700 SF Building 2: ±27,345 SF
Suite Size	±15,080 - 63,700 SF
Spec Office	±2,358 SF Building 1 ±2,180 SF Building 2
Dock High Loading	Building 1: 9 Dock high doors (9 additional knock outs) Building 2: 3 Dock high doors (5 additional knock outs)
Drive-In Loading	3 Drive-in doors (Building 1) 2 Drive-in doors (Building 2)
Parking Ratio	1.5/1,000
Clear Height	32'
Truck Court	190' shared
Power	2,000A/480v/3p (Building 1) 1,000A/480v/3p (Building 2)
Sprinklers	ESFR
Zoning	I-1 (Adams County)
Mill Levy	98.659
2025 OPEX	\$5.11/SF (estimated)

PROPERTY HIGHLIGHTS



Easy Access to
Major Highways



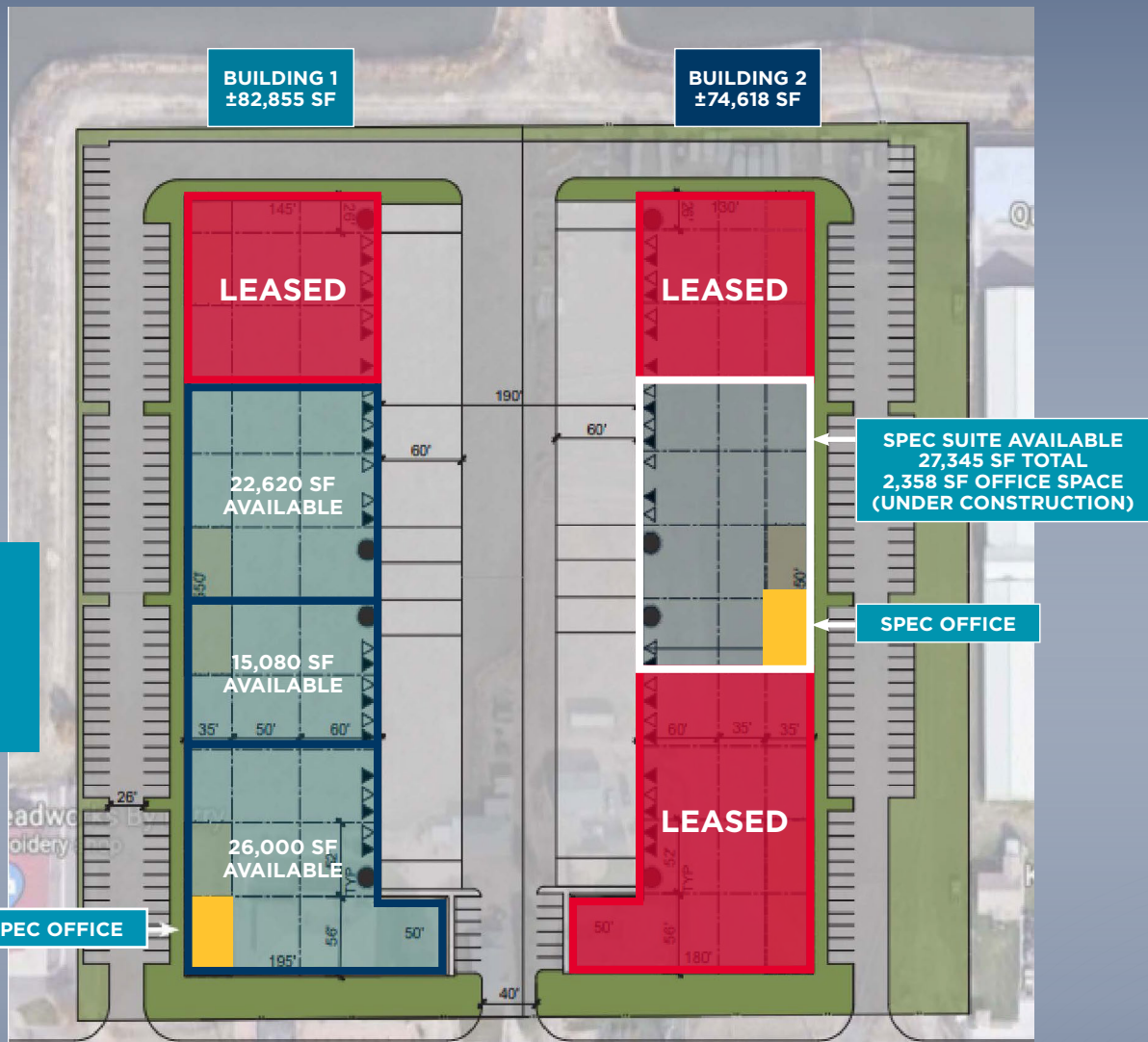
Minutes from
Downtown Denver



Very competitive
mill levy within
Unincorporated
Adams County

- Flexible divisibility
- Clerestory windows
- High Parking Ratio
- Monument and building signage available
- Excellent access to I-25, I-76, I-270, US-36, and I-70
- Located within Adams County Enterprise Zone and Colorado Opportunity Zone
- Highway Visibility from I-270 (85,000 VPD)
- Sale Price Owner will consider sale

SITE PLAN



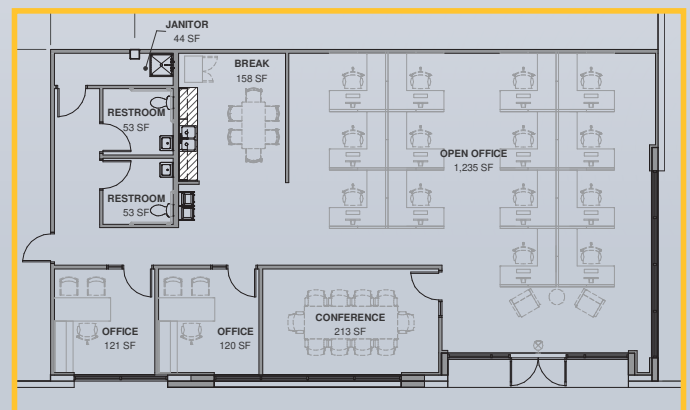
Building 1 | Three Spaces Available

- Total Size** ±63,700 SF
- Minimum Divisibility** 15,080 SF
- Spec Office** ±2,358 SF
- Dock High Loading** 9 Dock high doors
(9 additional knock outs)
- Drive-In Loading** Three (3)
- Power** 2,000A/480v/3p

Building 2 | One Space Available

- Total Size** ±27,345 SF
- Spec Office** ±2,180 SF
- Dock High Loading** 3 Dock high doors
(5 additional knock outs 12'x14')
- Drive-in Loading** Two (2)
- Power** 1,000A/480v/3p

Spec Office Plan Building 1



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DRIVE TIMES & ACCESS

Source: Google

DESTINATION	DRIVE TIMES	NO. MILES
I-25	3 Minutes	1.4 Miles
I-270	3 Minutes	1.5 Miles
I-76	4 Minutes	1.8 Miles
I-70	6 Minutes	4 Miles
Downtown Denver	6 Minutes	4 Miles
DEN	32 Minutes	21 Miles

POINT CENTRAL
BUSINESS PARK

DOWNTOWN
DENVER

WASHINGTON ST

BROADWAY

FOR MORE INFORMATION,
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STARPOINT PROPERTIES[®]
DECADES OF DELIVERING ASYMMETRICAL RETURNS

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