

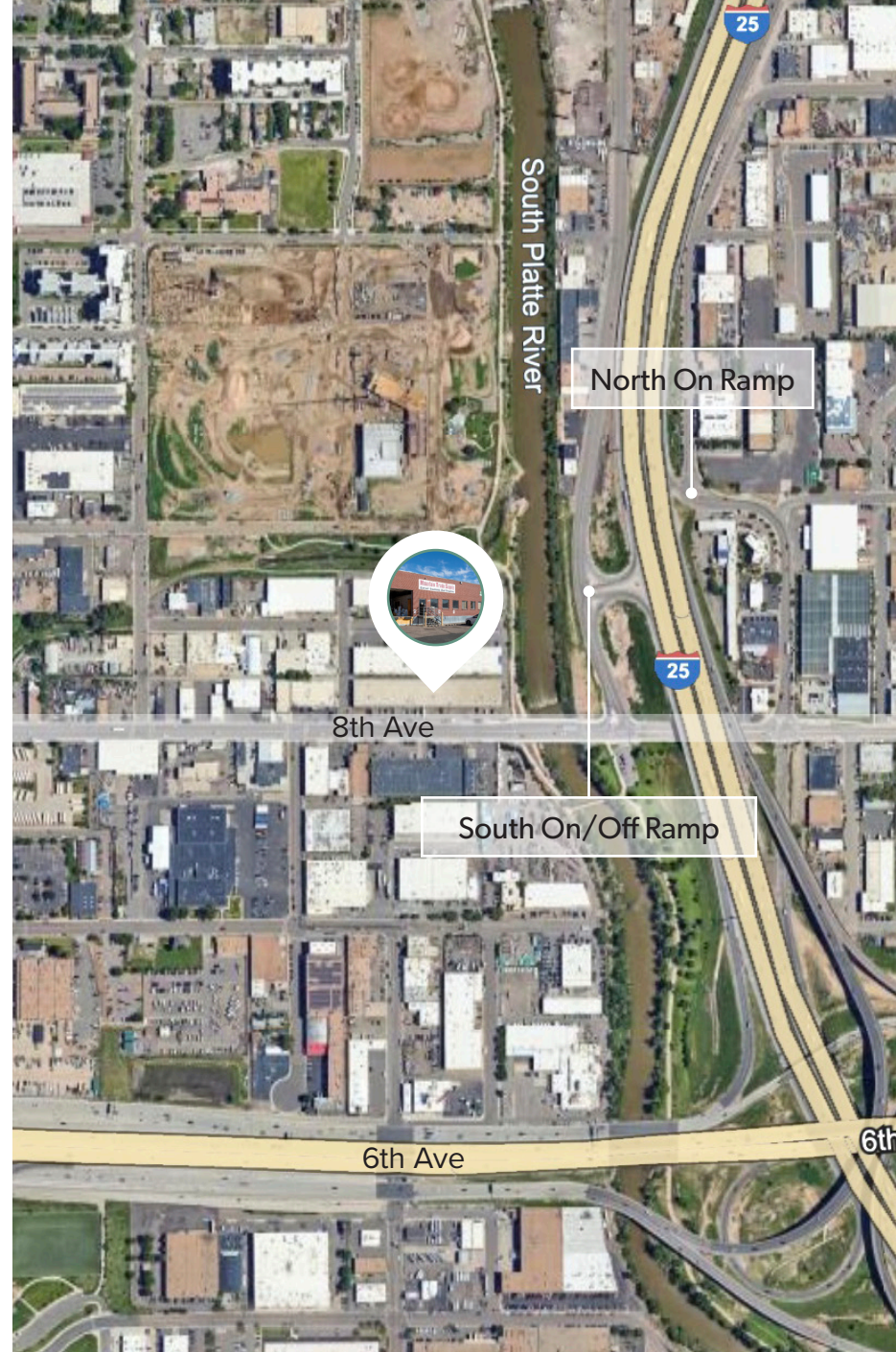
FOR LEASE: 2505-2595 W 8TH AVE, DENVER, CO
OFFERING 3 MONTHS FREE



Square Feet	Suite 2531: 3,517 SF Suite 2539: 2,624 SF Suite 2545: 2,951 SF Suite 2565: 4,794 SF Max Contiguous: 5,575 SF
Office %	500 SF
Zoning	I-1 (Denver)
Clear Height	14 Feet
Loading	Suite 2531: Drive-Through - 2 Drive-In Doors Suite 2539: 1 Drive-In Suite 2545: 1 Drive-In Suite 2565: Dock-High in Front and Drive-In in Back
Power	200A, 480V, 3P (TBV)
Lease Rate	\$14.00 NNN + \$4.50 NNN's

Highlights:

- Direct Access to I-25, US-6, 8th Ave, & US-85
- Frontage on 8th Avenue with Over 90k Cars Daily
- Small Warehouse Suites with Clean Office and Bathroom
- Central Location - Easy Access for Employees and Customers



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