

**INTERPARK 70**  
**14155**  
**EAST 42ND AVENUE**  
DENVER, CO 80239

**14,834 SF OFFICE/SHOWROOM  
& WAREHOUSE FOR LEASE**



**I-70 FRONTAGE/VISIBILITY  
WITH 200,000+ VPD EXPOSURE**





# PROPERTY OVERVIEW

14155 EAST 42ND AVENUE  
DENVER, CO 80239

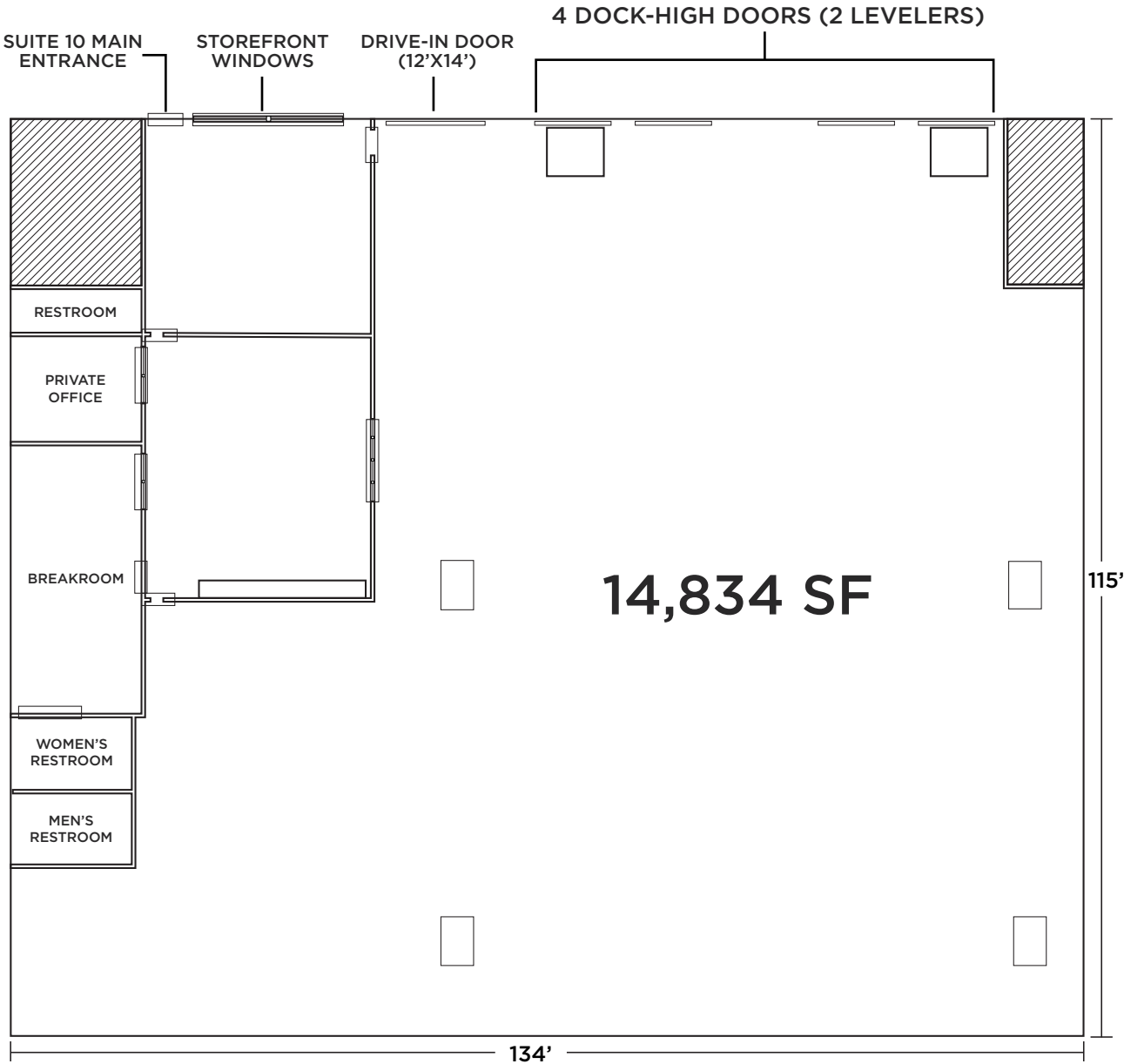


Total Available	14,834 SF
Office Size	2,940 SF
Clear Height	24'
Loading	4 Dock-High Doors (2 levelers) 1 Drive-In Door (12'x14')
Sprinkler System	ESFR
Power	200-1200a/480v 3p (TBV)
Parking Ratio	1.23/1,000
Column Spacing	38'x40'
Lease Rate	Contact Brokers
OPEX	\$3.86/SF(2025)



# FLOOR PLAN

## 2,940 SF OFFICE SUITE





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## DRIVE TIMES

DESTINATION	DRIVE TIMES	MILES
I-70	3 Minutes	0.8 Miles
I-225	2 Minutes	1.5 Miles
I-270	6 Minutes	3.2 Miles
DEN (Airport)	16 Minutes	9.4 Miles
Downtown	22 Minutes	10.7 Miles

FOR MORE INFORMATION, PLEASE CONTACT:

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