

BRYANT STREET QUAD

**UNITS ARE
CURRENTLY
AVAILABLE**

BUILDING 1
2500 W 4th Ave
40,817 SF

BUILDING 2
2480 W 4th Ave
52,884 SF

BUILDING 3
2485 W 2nd Ave
41,004 SF

BUILDING 4
2390 W 4th Ave
20,980 SF

DENVER, CO



FOR LEASE

**MULTI-TENANT INDUSTRIAL PARK
IN CENTRAL DENVER**

CBRE

SPECS

155,685 TOTAL SF

4 BUILDINGS

15'-20'
CLEAR HEIGHT

1974 YEAR
OF CONSTRUCTION

DOCK-HIGH
& DRIVE-IN
LOADING

CENTRAL DENVER
LOCATION

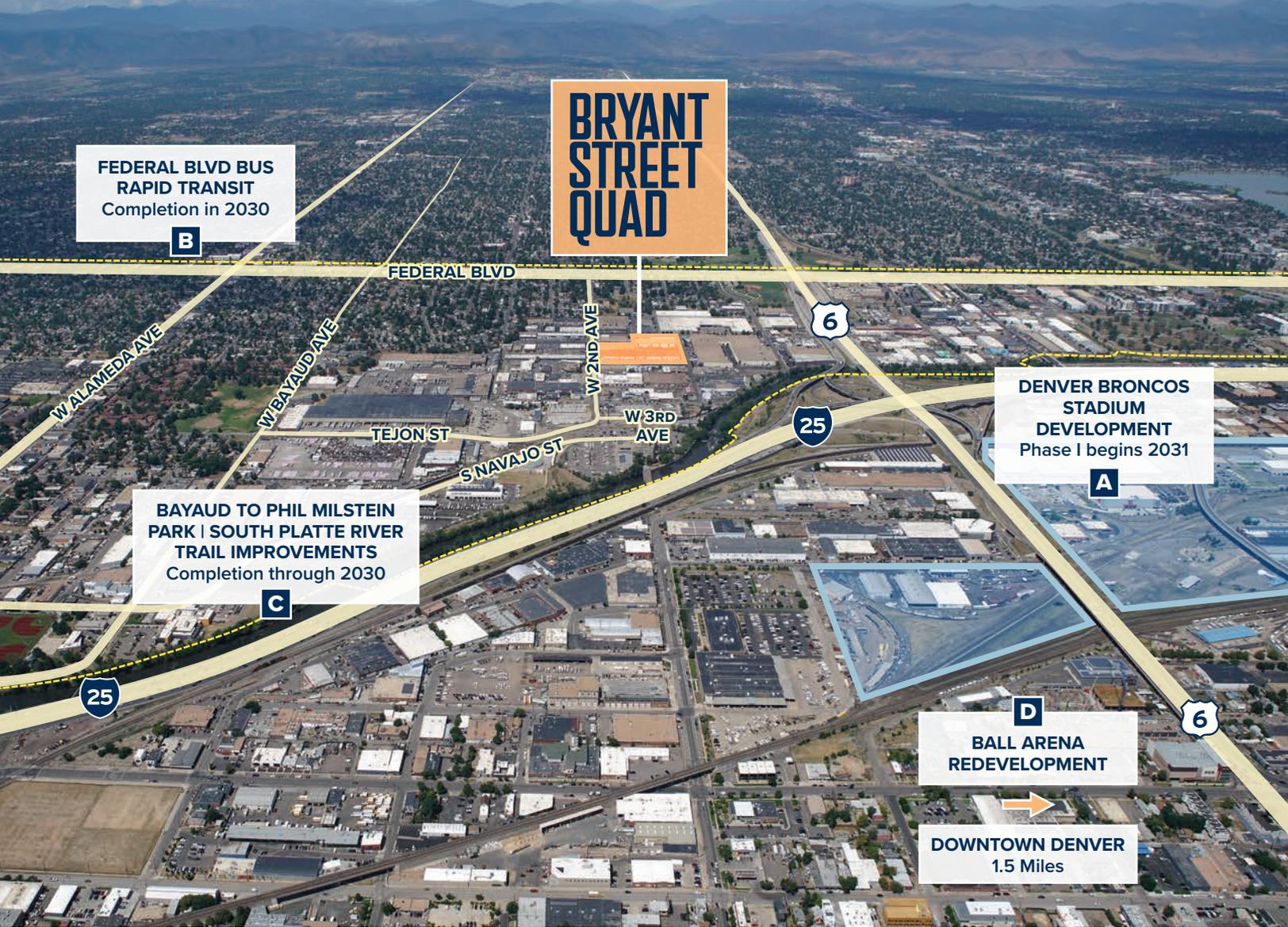
US-6 & I-25
IMMEDIATE ACCESS



AVAILABLE UNITS

UNIT 5 12,672 SF | UNIT 10, 12 & 14 14,295 SF | UNIT 30 6,601 SF | UNIT 36 6,000 SF

UNIT 40 & 44 11,904 SF | UNIT 48 13,047 SF



BRYANT STREET QUAD

FEDERAL BLVD BUS RAPID TRANSIT
Completion in 2030

B

DENVER BRONCOS STADIUM DEVELOPMENT
Phase I begins 2031

A

BAYAUD TO PHIL MILSTEIN PARK | SOUTH PLATTE RIVER TRAIL IMPROVEMENTS
Completion through 2030

C

D
BALL ARENA REDEVELOPMENT

DOWNTOWN DENVER
1.5 Miles

EMERGING DEVELOPMENT IN DENVER'S CENTRAL SUBMARKET

A BURNHAM YARDS | Future Broncos Stadium District

Located within 3 miles of the upcoming retractable-roof stadium and mixed-use district. This 2031 anchor project will transform the immediate submarket into a premier national sports and entertainment destination.

B FEDERAL BLVD | Bus Rapid Transit (BRT)

Proximate to the \$318M BRT corridor launching in 2030. This transit advancement is engineered to reduce commute times by 25%, significantly expanding the accessible labor pool for the Valverde area.

C SOUTH PLATTE RIVER TRAIL | Infrastructure Upgrade

Immediate access to 45 miles of continuous regional trails. The 2025-2026 expansion to 12-foot paths provides premium connectivity to Downtown, Ball Arena, and Cherry Creek for bike commuters and wellness-focused enterprises.

D BALL ARENA DISTRICT | 2026 Groundbreaking

Development commences this year on a transformative 55-acre district featuring 6,000 housing units and extensive hospitality. Positioned just 6 miles away, this property offers a strategic opportunity to capitalize on Central Denver's appreciating urban core.

BRYANT STREET QUAD

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