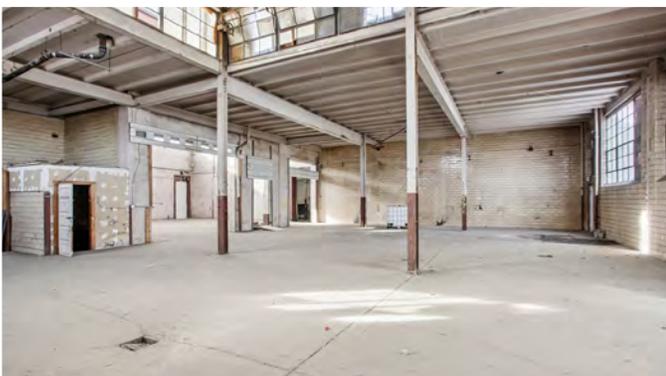


INDUSTRIAL/FLEX SPACE AVAILABLE

4800 WASHINGTON ST, DENVER, CO 80216



AVAILABLE SPACES

Unit #	Size (SF)
Unit 148	418 SF
Unit 149	1,552 SF
Unit 150	2,750 SF
Unit 160	3,364 SF

LEASE RATE

\$6.00-\$13.00/SF NNN

(Operating Expenses: \$4.55/SF)

ABOUT THE PROPERTY

- Available spaces for lease in this versatile industrial and flex building
- Flexible floorplans suitable for small businesses
- Spaces offer natural light and drive-in loading
- Conveniently located near I-70 and Colorado Blvd.
- Minutes from DIA and Downtown Denver.

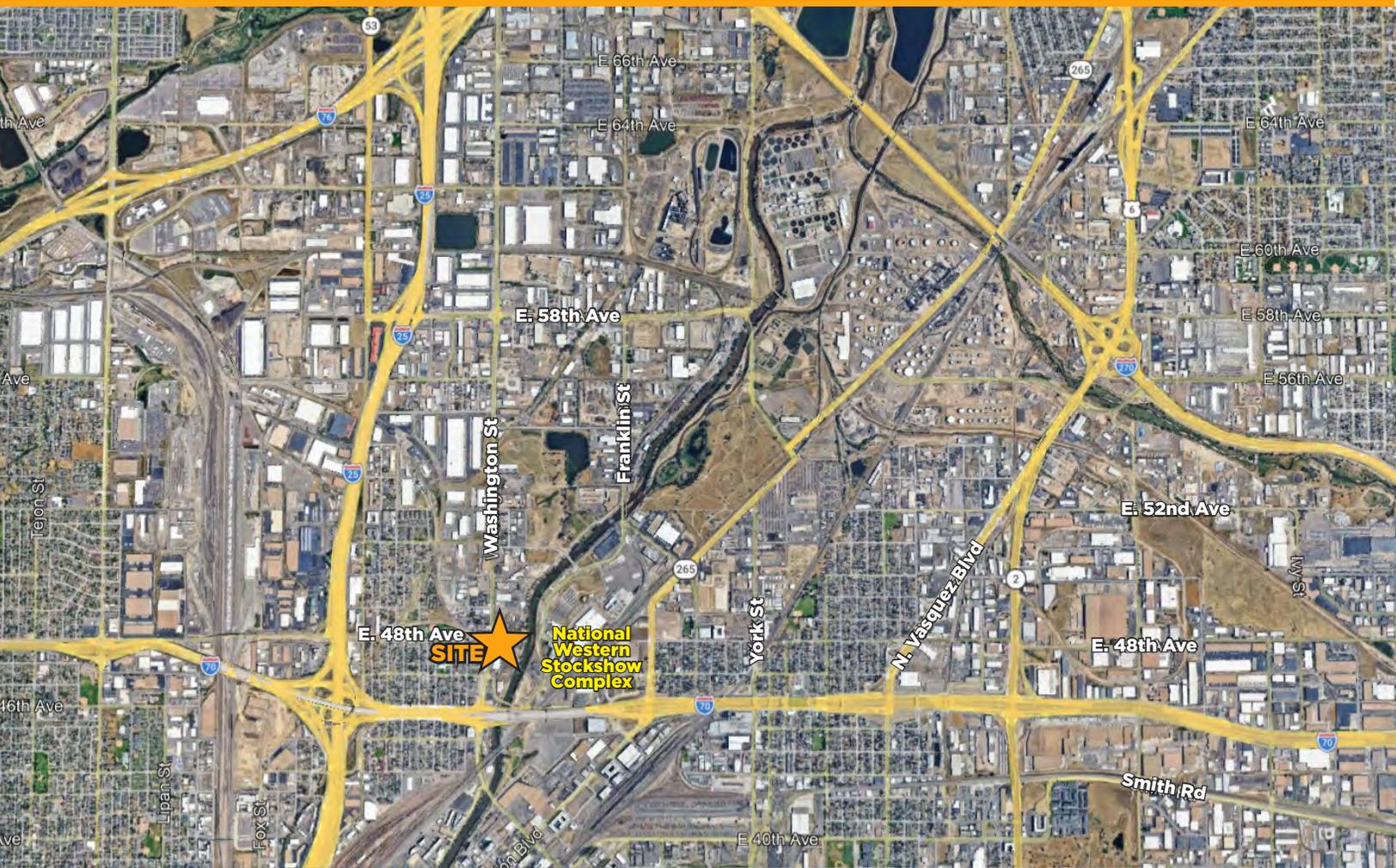
PROPERTY FEATURES

- **Building Size:** 115,611 SF
- **Available SF:** 418 - 3,364 SF
- **Site Size:** 3.5 AC
- **Ceiling Height:** 14'
- **Loading:** 1 Roll-Up Garage Door (8')
- **Parking:** Access to shared parking
- **Zoning:** I-B (Denver)

CONTACT

RYAN BENGFORD
o 303-630-0606 | c 970-218-6889
ryan@platinum-cre.com





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