

400 | **W 48TH AVE**
DENVER, CO 80216

LEASE RATE
\$12-14 NNN



DEMISABLE SUITES
3,000 - 30,388 SF



BRAD GILPIN
SENIOR VICE PRESIDENT
303.512.1196

bgilpin@uniqueprop.com

SAM LEGER
CHIEF EXECUTIVE OFFICER
303.512.1159
sleger@uniqueprop.com

GRAHAM TROTTER
SENIOR BROKER ASSOCIATE
303.512.1197 x226
grotter@uniqueprop.com

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COMMERCIAL
REAL ESTATE SERVICES
400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

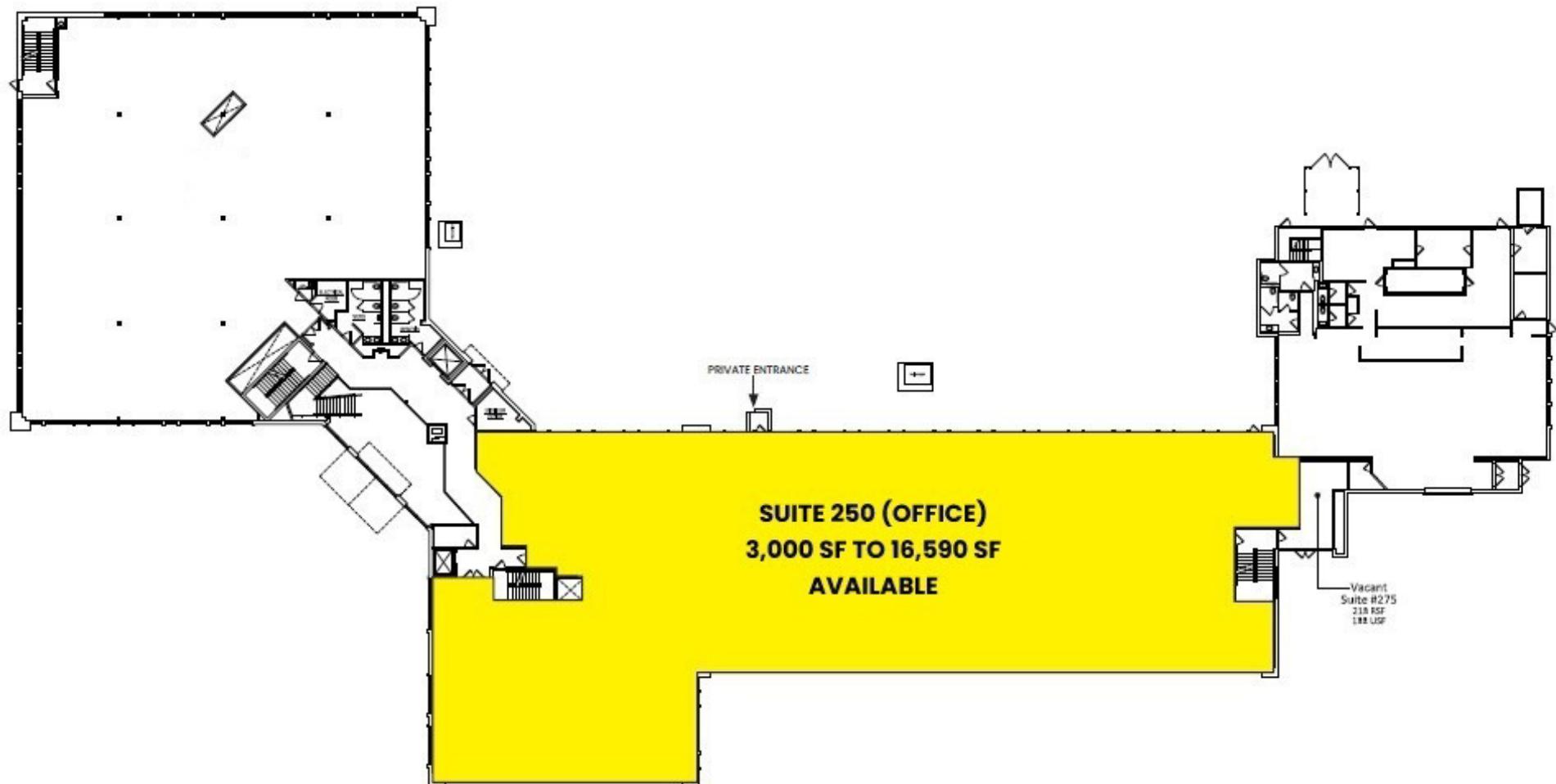
PROPERTY HIGHLIGHTS

| | |
|---------------------|---|
| Address | 400 W 48th Ave Denver, CO 80216 |
| Building Name | 400 W. 48th Ave. Suites 250 & 300 |
| Building Size | +/- 93,959 SF |
| Suite 250: | 3,000 SF - 16,590 SF (Divisible) \$12-14 + NNN's |
| Suite 300: | 5,000 SF - 30,338 SF (Divisible) \$12-14 + NNN's |
| Estimated NNN's | ~ \$7.88 |
| Lot Size | 4.7 Acres |
| Year Built | 1973 |
| Year Last Renovated | 2022 |

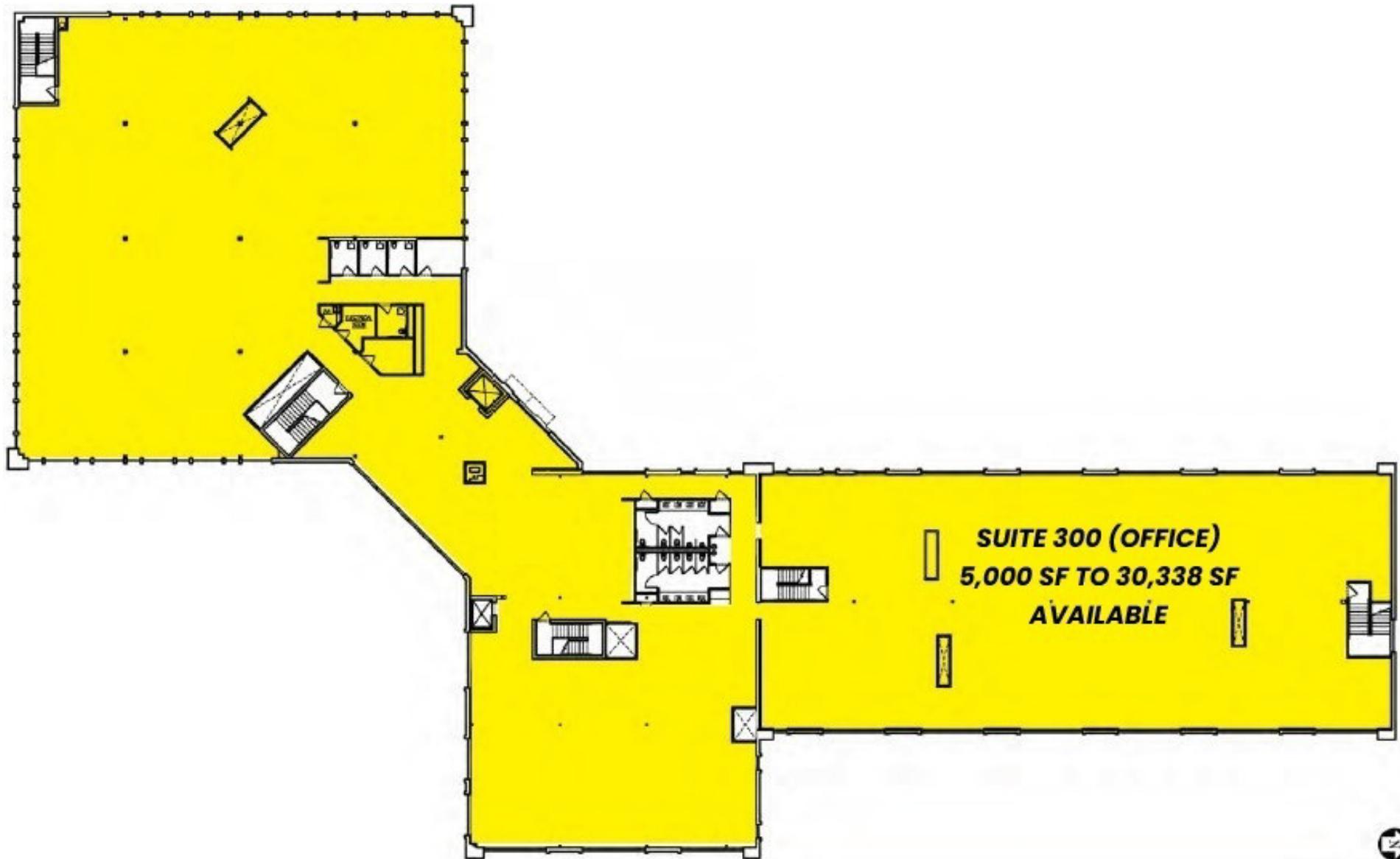


- \$4,065,790 in building improvements since 2019
- Updates Include: HVAC repair or replacement, landscaping enhancements, exterior finishes and signage, parking lot repairs.
- Installation of a new fire line safety system, roof repairs and upgrades, elevator repairs, ADA accessibility improvements, and the implementation of a state-of-the-art AI security system.
- Building Signage Available
- TI Available
- Divisible Suites 5,000 SF to 30,338 SF
- State-of-the-Art Gym with New Locker Rooms
- Flexible Lease Terms

SECOND FLOOR



THIRD FLOOR



NATIONAL WESTERN COMPLEX REDEVELOPMENT

REDEVELOPMENT

A 65-acre, triangle-shaped piece of land on the southeast side of the National Western Center represents the future and final phases (3 through 8) of campus construction, as outlined in the master plan.

Redevelopment of this land will involve the construction of new, public event venues and related assets to round out the National Western Center's offerings, and is expected to create a mix of uses to support the center's global mission, serve local neighborhoods, and create jobs over the next 30 years and beyond.

With construction of the first two phases of the campus already well underway, the City and County of Denver is working with the National Western Center partners and the Denver community to prioritize the remaining phases and buildings, and identify the best method for delivering them.

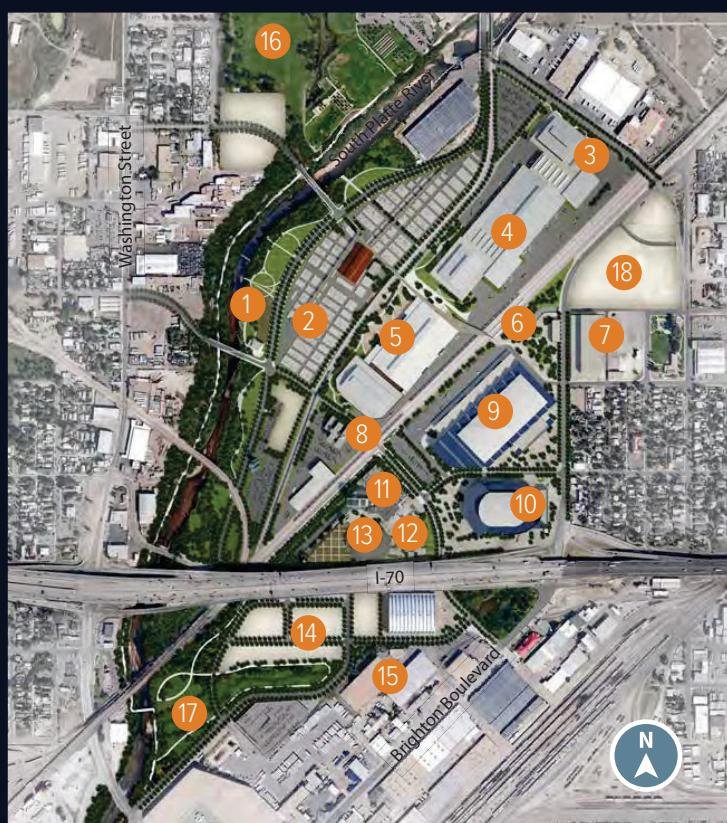
The massive \$100-million urban renewal project is transforming the grounds of the National Western Complex into a year-round destination

This past month the National Western Complex welcomed more than 700,000 visitors

This redevelopment consists of more than 2.2 million sq ft of new indoor and outdoor spaces for year-round events

HISTORY

The National Western Complex is being built by the City and County of Denver in partnership with the National Western Center and Colorado State University. Built on the historic grounds of the National Western Stock Show, this site was the epicenter of agribusiness in the Rocky Mountain West for most of the 20th century. In addition to a wide array of entertainment options, the National Western Complex is also home to CSU SPUR, a free educational destination in Denver with a focus on food, water, and health research and innovation. Just two miles north of downtown Denver, the site is a unique opportunity to connect the rural and urban economies and become the new epicenter of innovative agribusiness.



ILLUSTRATIVE MASTER PLAN

NATIONAL WESTERN CENTER PARTNERS



- 1 Water Resources Center and South Platte Riverfront
- 2 Stockyards/Event Pavilion
- 3 CSU Equine Sports Medicine Clinic
- 4 Equestrian Center
- 5 Livestock Center
- 6 NWC Transit Station
- 7 Shared Use/TOD Parking Structure
- 8 Livestock Exchange Building/Flex Space
- 9 Trade Show/Exhibition Hall
- 10 New Arena
- 11 CSU Center
- 12 Colorado Commons
- 13 Stadium Arena Market
- 14 Coliseum Redevelopment
- 15 Forney Transportation Museum
- 16 Northside Park/Heron Pond
- 17 Globeville Landing Park
- 18 Future Transit Oriented Development

LOCATION AERIAL



SITE AERIAL



EXCEPTIONAL ACCESSIBILITY

Visible from both I-25 and I-70, 400 W 48th Ave is nestled in the heart of the Globeville neighborhood, offering unparalleled accessibility and visibility. This prime location is within the highly sought-after Upper North Central industrial sub-market, which boasts a low vacancy rate of only 4.8%, expected to decrease further in 2024. The Upper North Central market is a popular target for industrial buyers due to its healthy fundamentals and consistent transaction volumes. Despite fluctuations in interest rates, demand remains robust, and the area has seen substantial rent growth, with industrial rents 93.0% higher than a decade ago, outpacing the metro's overall growth. The constrained supply, with no new developments underway and inventory contracting over the past decade, enhances the value of existing properties like 400 W 48th Ave. This building stands out for its strategic location and visibility, making it a prime opportunity within the competitive Globeville market.





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