

2056 – 2070

CLAY STREET
DENVER, CO 80211

\$10.00/SF (NNN)
LEASE RATE



INDSUTRIAL/FLEX
DRIVE-IN • TEST KITCHEN



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PROPERTY HIGHLIGHTS

Address	2056 – 2070 Clay Street Denver, CO 80211
Lease Rate	\$10.00/SF (NNN)
First Floor Sq. Ft.	4,300 SF
Mezzanine/Second Floor Sq. Ft.	1,500 SF
Total Building Size	5,800 SF
Lot Size	13,951 SF
Taxes	\$39,002
Zoning	C-MX-5
Year Built	1968

PROPERTY DESCRIPTION

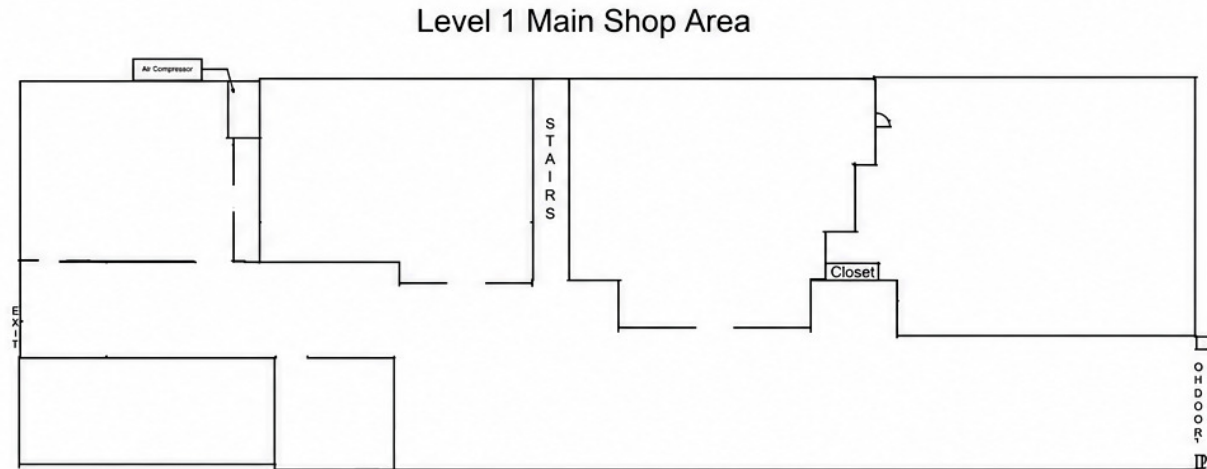
The Denver Infill Specialists of Unique Properties, Inc. are pleased to present 2056–2070 Clay Street for lease. Located in Jefferson Park just north of Empower Field, the property offers approximately 5,800 SF of flexible office/flex space with excellent access to I-25, Speer Boulevard, Federal Boulevard, Colfax Avenue, and the South Platte River Trail. The property features a test kitchen, heavy power, a drive-in door, ample parking, and a flexible layout suitable for a variety of office, flex, showroom, food-related, and service-oriented users.

- 3-Phase / 480V Power
- (1) 12' Drive-In Door
- 15+ Parking Spaces
- Excellent I-25 Access | Adjacent to Empower Field
- Jefferson Park Location

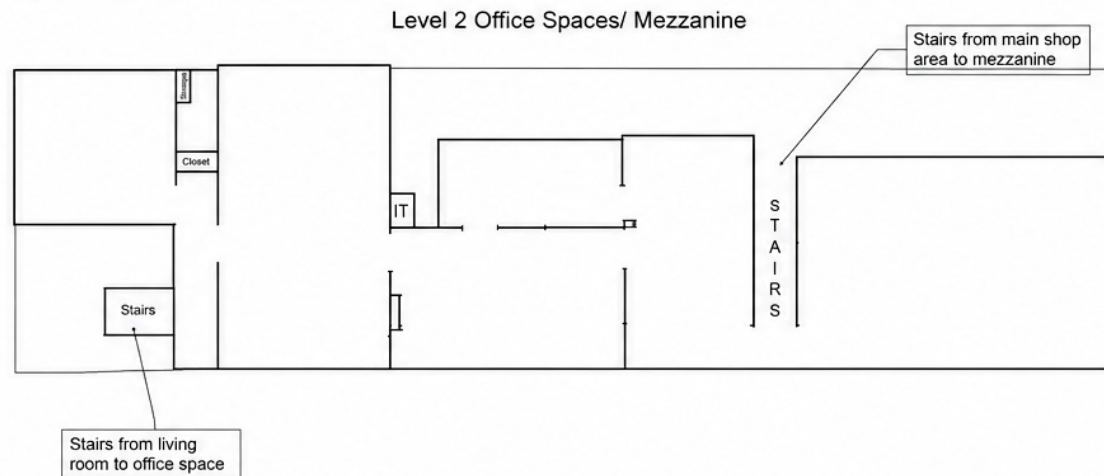


FLOOR PLANS

FIRST FLOOR | ±4,300 SF



SECOND FLOOR | ±1,500 SF



Floor plans are for marketing purposes only. Not to scale.

SITE AERIAL



LOCATION MAP





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