

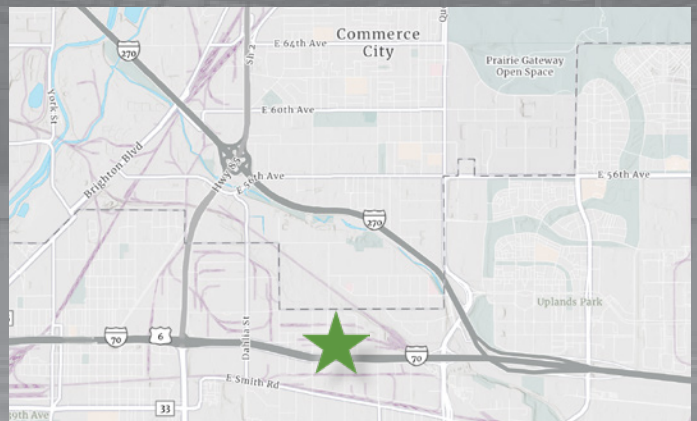


5885 East 45th Avenue, Unit C-312 Denver, CO 80216

I-70 Business Center is a 126,516 SF modern distribution project which offers excellent access via East 45th Avenue to I-70. Features skylights, dock levelers, load lights and modern office finish. Freeway visibility.

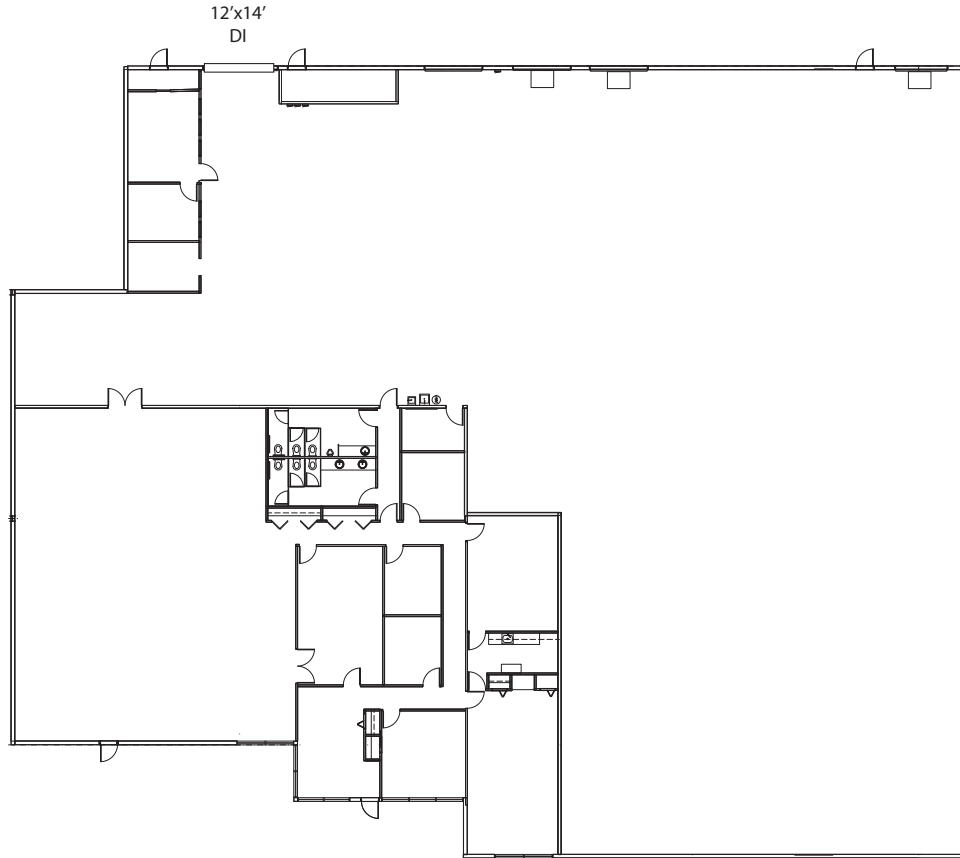
Highlights

Available:	Immediately
Available SF:	21,433 SF
Office SF:	Approx. 5,000 SF
Base Rent:	\$9.25/SF NNN
2026 Opex:	\$4.61/SF
Monthly Rent:	\$24,755.12
Docks:	Four (4) 8'x10'
Levelers:	Three (3)
Drive-Ins:	One (1) 12'x14'
Clear Height:	20'
Power:	220 Volt, 3 Phase



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Denver, CO 80216

Space Plan



Broker Contact

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