

# Concourse Business Park

10515 East 40th Avenue | Unit 106 | Denver, CO 80239



## SPEC BUILDING FEATURES

Size:	3,205 SF
Availability:	Immediately
Office:	20% Office Finish
Loading:	One (1) Drive-In Door
Clear Height:	12'
Parking:	2.07:1,000 SF
Zoning:	I-B, UO-2
Lease Rate:	\$10.50/SF NNN
Est. Op. Exp. (2026):	\$7.07/SF

## HIGHLIGHTS



I-70 Frontage / Visibility



Ideal Unit Layouts



Drive-In or Dock High Loading in Each Unit



Favorable Neighborhood Demographics



Abundant Retail Amenities in Area

## UNIT 106 | 3,205 SF

