

# Concourse Business Park

10515 East 40th Avenue | Unit 102 | Denver, CO 80239



## SPEC BUILDING FEATURES

<b>Size:</b>	3,527 SF
<b>Availability:</b>	Immediately
<b>Office:</b>	20% Office Finish
<b>Loading:</b>	One (1) Half Dock
<b>Clear Height:</b>	12'
<b>Parking:</b>	2.07:1,000 SF
<b>Zoning:</b>	I-B, UO-2
<b>Lease Rate:</b>	\$10.50/SF
<b>Est. Op. Exp. (2026):</b>	\$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 102 | 3,527 SF

