



FOR LEASE

495 West Cedar Avenue,
Denver, CO 80223



THE BAKER FLEX HUB: PRIME FLEX & INDUSTRIAL LEASE OPPORTUNITY

ABOUT THE PROPERTY

BUILDING SIZE	6,424 RSF
ZONING	I-MX-5
YEAR BUILT	1976

495 W. Cedar Ave offers a versatile 6,624 SF flex space in the heart of Baker, perfectly suited for creative or industrial use. Featuring a rare 18,200 SF corner lot with a private fenced yard, the property provides unmatched visibility and essential logistical utility, with easy access to the Broadway, I-25, and Alameda transit corridors.

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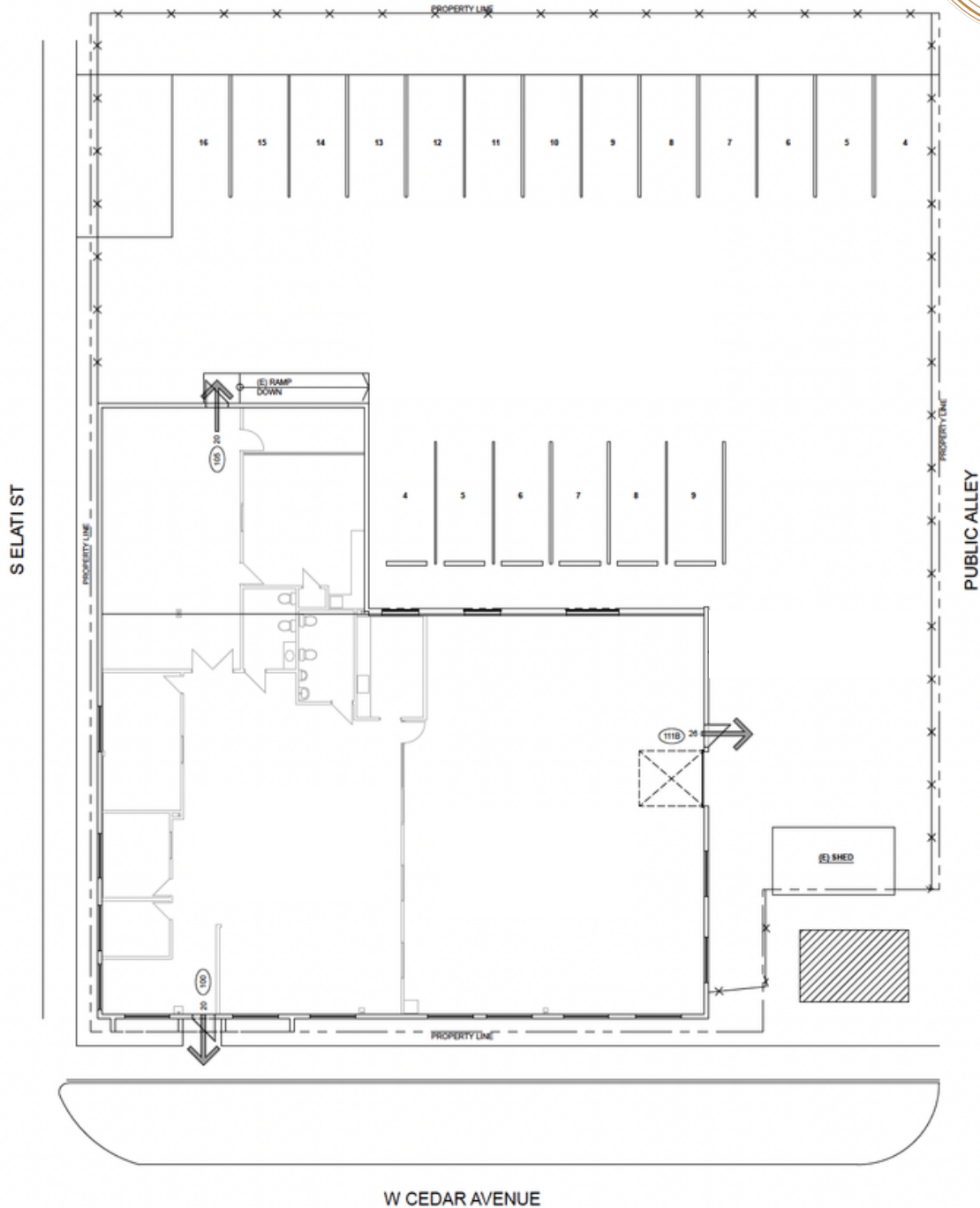
495 W. CEDAR AVE - 6,224 SF

- **Versatile Layout:** 6,624 SF of flexible space suitable for creative studios, professional offices, or light industrial use.
- **Operational Utility:** Includes an expansive 18,200 SF corner lot with a private, fenced yard for dedicated storage or logistics.
- **Prime Transit Access:** Exceptional connectivity to I-25, Alameda, and Broadway.

LEASE RATE:

\$12.00/RSF - NNN

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1 SITE AND EGRESS PLAN
SCALE: 1" = 10'



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