

400

W 48TH AVE • STE 105, 125, 250 & 300
DENVER, CO 80216

LEASE RATES

Office/Flex (105): \$16-\$18 FSG

Office/Flex (125): \$16-\$18 FSG

Office (250): \$22-\$24 FSG

Office (300): \$28-\$30 FSG



DEMISABLE SUITES
3,000 - 30,388 SF



\$2.00/SF
BROKER BONUS!!

SAM LEGER
CHIEF EXECUTIVE OFFICER
303.512.1159
sleger@uniqueprop.com

GRAHAM TROTTER
SENIOR BROKER ASSOCIATE
303.512.1197
gtrotter@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

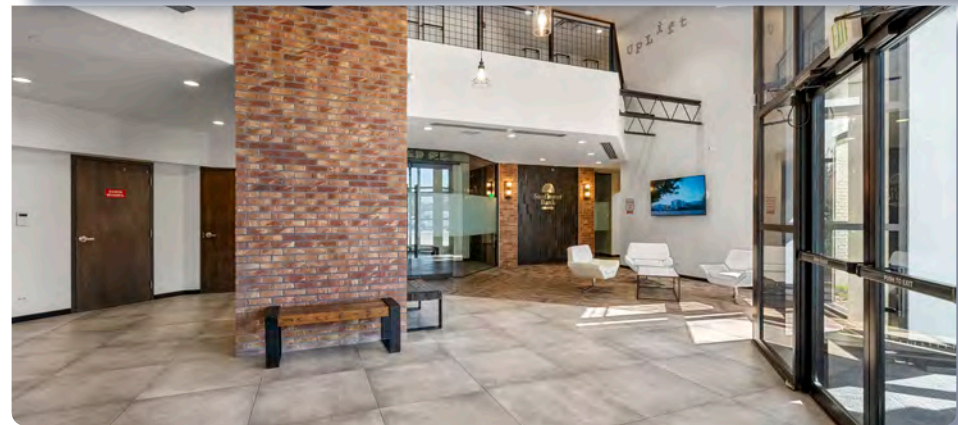
PROPERTY HIGHLIGHTS

Address:	400 W 48th Ave Denver, CO 80216
Building SF:	±93,959 SF
Available SF (Contiguous):	3,000 SF - 30,338 SF
Lease Rates:	
Suite 105 (Flex/Office)	\$16-\$18 FSG
Suite 125 (Flex/Office)	\$16-\$18 FSG
Suite 250 (Office)	\$22-\$24 FSG
Suite 300 (Office)	\$28-\$30 FSG
Lot Size:	4.7 Acres
Zoning:	I-B
Year Built/Renovated:	1973 / 1993 / 2022
Drive-In Door (Suite 105):	One (1) 16'x10'

- TI Available and Negotiable
- Divisible Suites 3,000 SF to 30,338 SF
- Flexible Lease Terms
- Building Signage Available
- State-of-the-Art Gym with New Locker Rooms



Situated just northwest of Denver's Central Business District and adjacent to the vibrant RiNo neighborhood, 400 W 48th Ave enjoys an exceptional location at the junction of I-70 and I-25. This prime positioning provides unparalleled visibility and accessibility, making it easy to reach from almost anywhere in the Denver metro area. The building's prominent placement along these major highways ensures maximum exposure for tenants. This well-maintained property is home to notable tenants such as Sunflower Bank, Fluid Truck, and Milgard Custom Doors and Windows. It offers high-quality amenities, including a fitness center with showers and lockers for both men and women, as well as abundant free parking. Tenants can also benefit from the availability of building parapet signage, enhancing their visibility even further.



LOCATION MAP



DEVELOPMENT OVERVIEW



NATIONAL WESTERN COMPLEX REDEVELOPMENT

REDEVELOPMENT

A 65-acre, triangle-shaped piece of land on the southeast side of the National Western Center represents the future and final phases (3 through 8) of campus construction, as outlined in the master plan.

Redevelopment of this land will involve the construction of new, public event venues and related assets to round out the National Western Center's offerings, and is expected to create a mix of uses to support the center's global mission, serve local neighborhoods, and create jobs over the next 30 years and beyond.

With construction of the first two phases of the campus already well underway, the City and County of Denver is working with the National Western Center partners and the Denver community to prioritize the remaining phases and buildings, and identify the best method for delivering them.

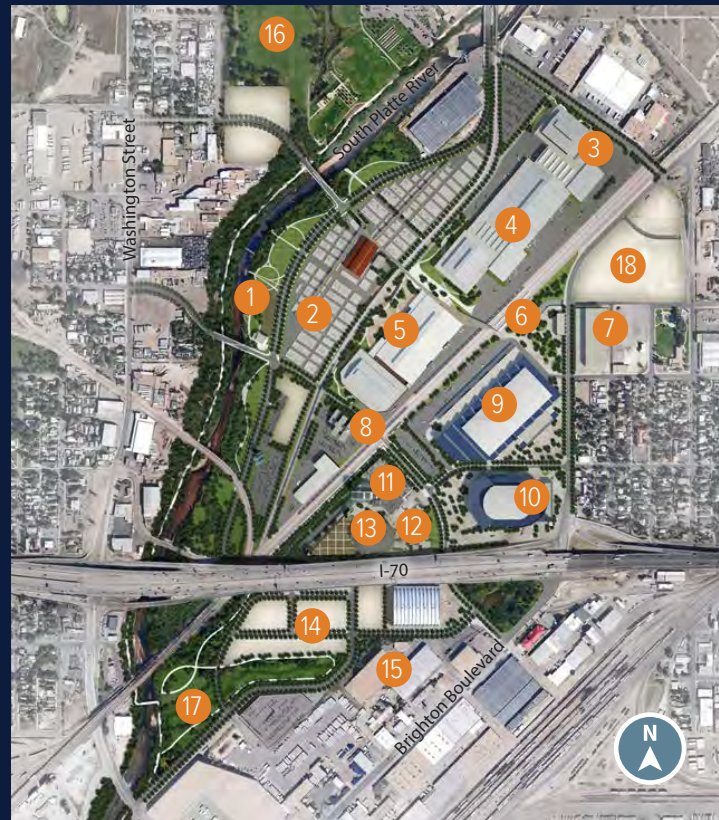
The massive \$100-million urban renewal project is transforming the grounds of the National Western Complex into a year-round destination

This past month the National Western Complex welcomed more than 700,000 visitors

This redevelopment consists of more than 2.2 million sq ft of new indoor and outdoor spaces for year-round events

HISTORY

The National Western Complex is being built by the City and County of Denver in partnership with the National Western Center and Colorado State University. Built on the historic grounds of the National Western Stock Show, this site was the epicenter of agribusiness in the Rocky Mountain West for most of the 20th century. In addition to a wide array of entertainment options, the National Western Complex is also home to CSU SPUR, a free educational destination in Denver with a focus on food, water, and health research and innovation. Just two miles north of downtown Denver, the site is a unique opportunity to connect the rural and urban economies and become the new epicenter of innovative agribusiness.



ILLUSTRATIVE MASTER PLAN

- 1 Water Resources Center and South Platte Riverfront
- 2 Stockyards/Event Pavilion
- 3 CSU Equine Sports Medicine Clinic
- 4 Equestrian Center
- 5 Livestock Center
- 6 NWC Transit Station
- 7 Shared Use/TOD Parking Structure
- 8 Livestock Exchange Building/Flex Space
- 9 Trade Show/Exhibition Hall
- 10 New Arena
- 11 CSU Center
- 12 Colorado Commons
- 13 Stadium Arena Market
- 14 Coliseum Redevelopment
- 15 Forney Transportation Museum
- 16 Northside Park/Heron Pond
- 17 Globeville Landing Park
- 18 Future Transit Oriented Development

NATIONAL WESTERN CENTER PARTNERS



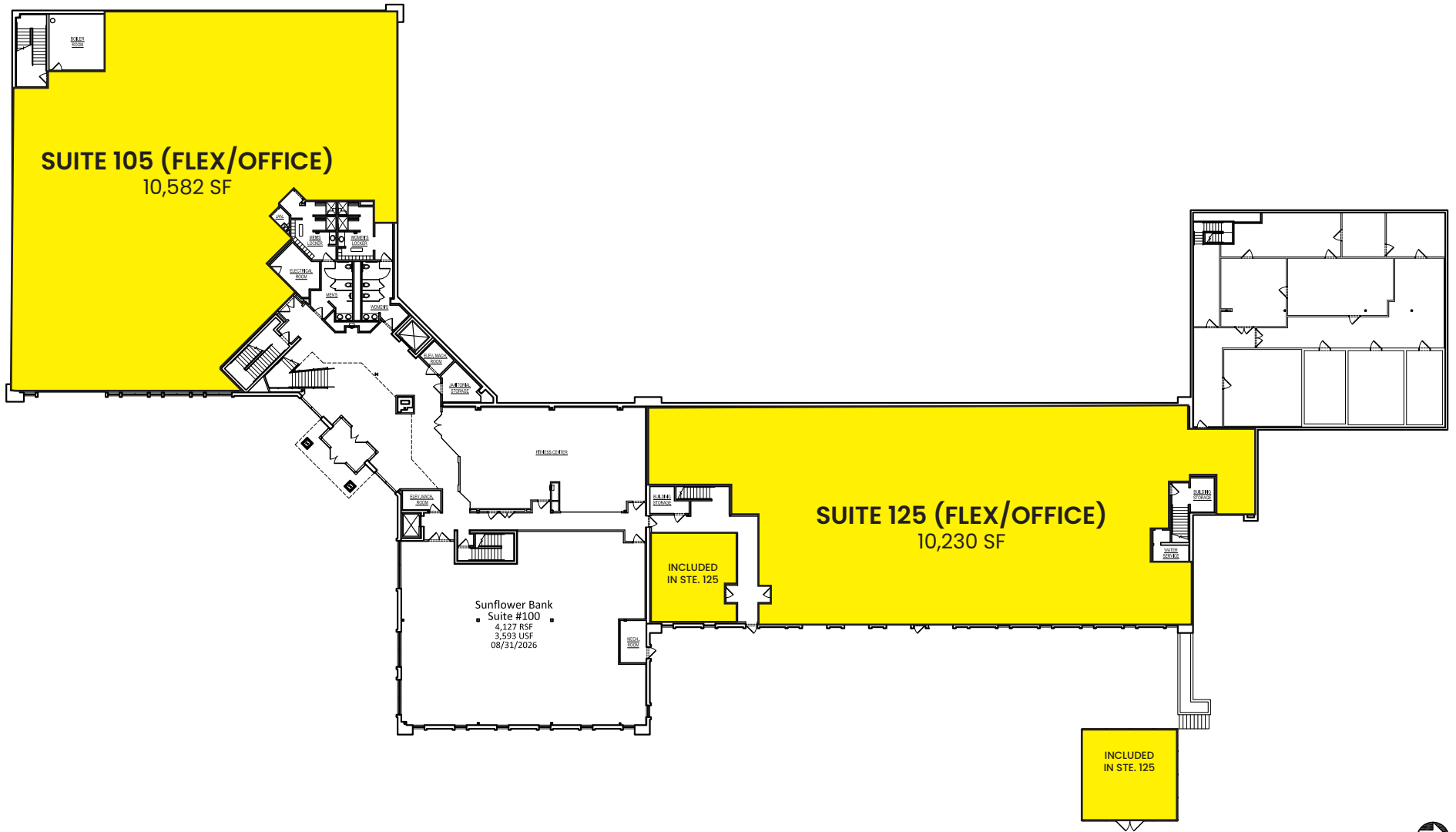
SITE AERIAL



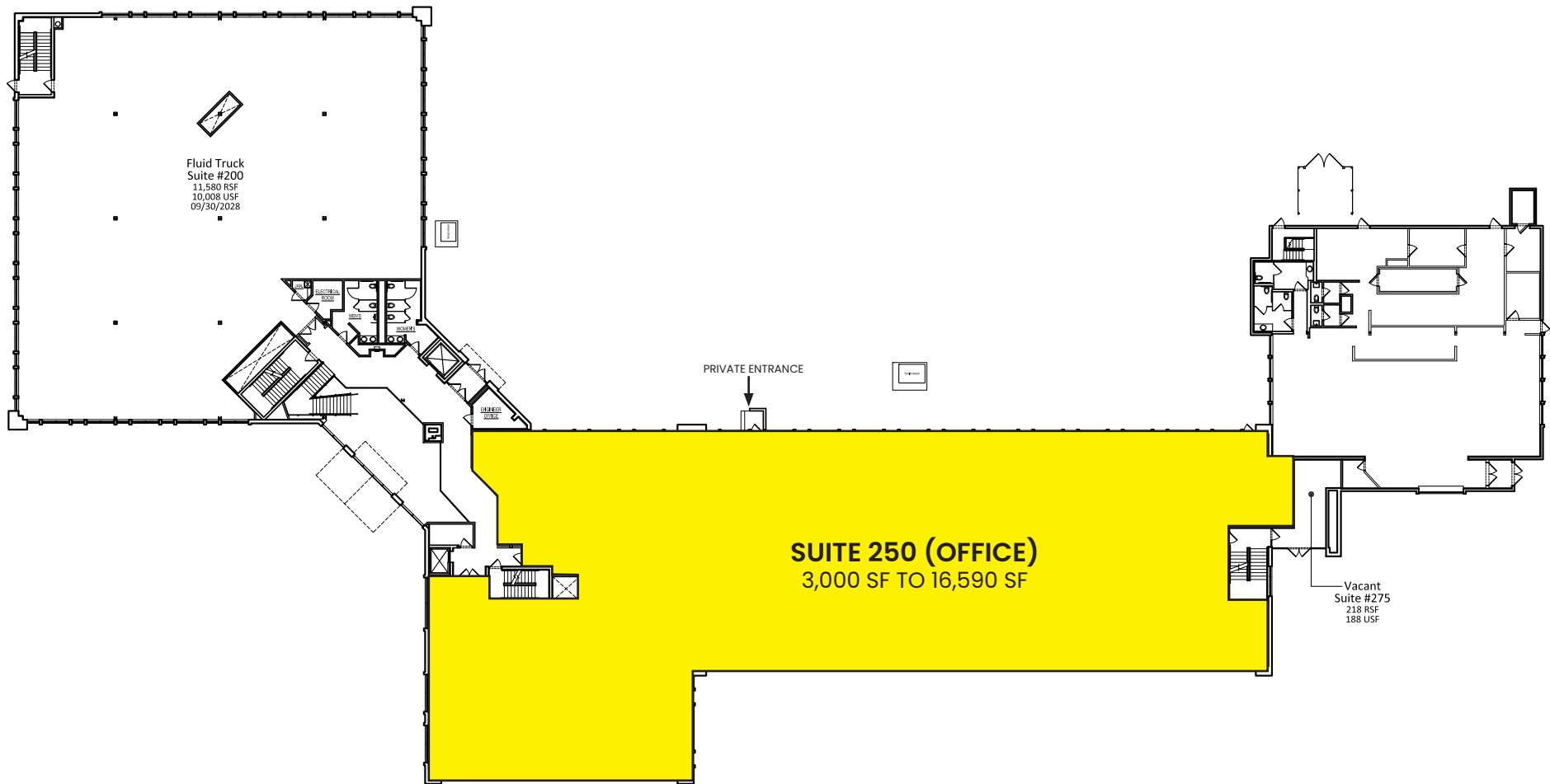
EXCEPTIONAL ACCESSIBILITY

Visible from both I-25 and I-70, 400 W 48th Ave is nestled in the heart of the Globeville neighborhood, offering unparalleled accessibility and visibility. This prime location is within the highly sought-after Upper North Central industrial sub-market, which boasts a low vacancy rate of only 4.8%, expected to decrease further in 2024. The Upper North Central market is a popular target for industrial buyers due to its healthy fundamentals and consistent transaction volumes. Despite fluctuations in interest rates, demand remains robust, and the area has seen substantial rent growth, with industrial rents 93.0% higher than a decade ago, outpacing the metro's overall growth. The constrained supply, with no new developments underway and inventory contracting over the past decade, enhances the value of existing properties like 400 W 48th Ave. This building stands out for its strategic location and visibility, making it a prime opportunity within the competitive Globeville market.

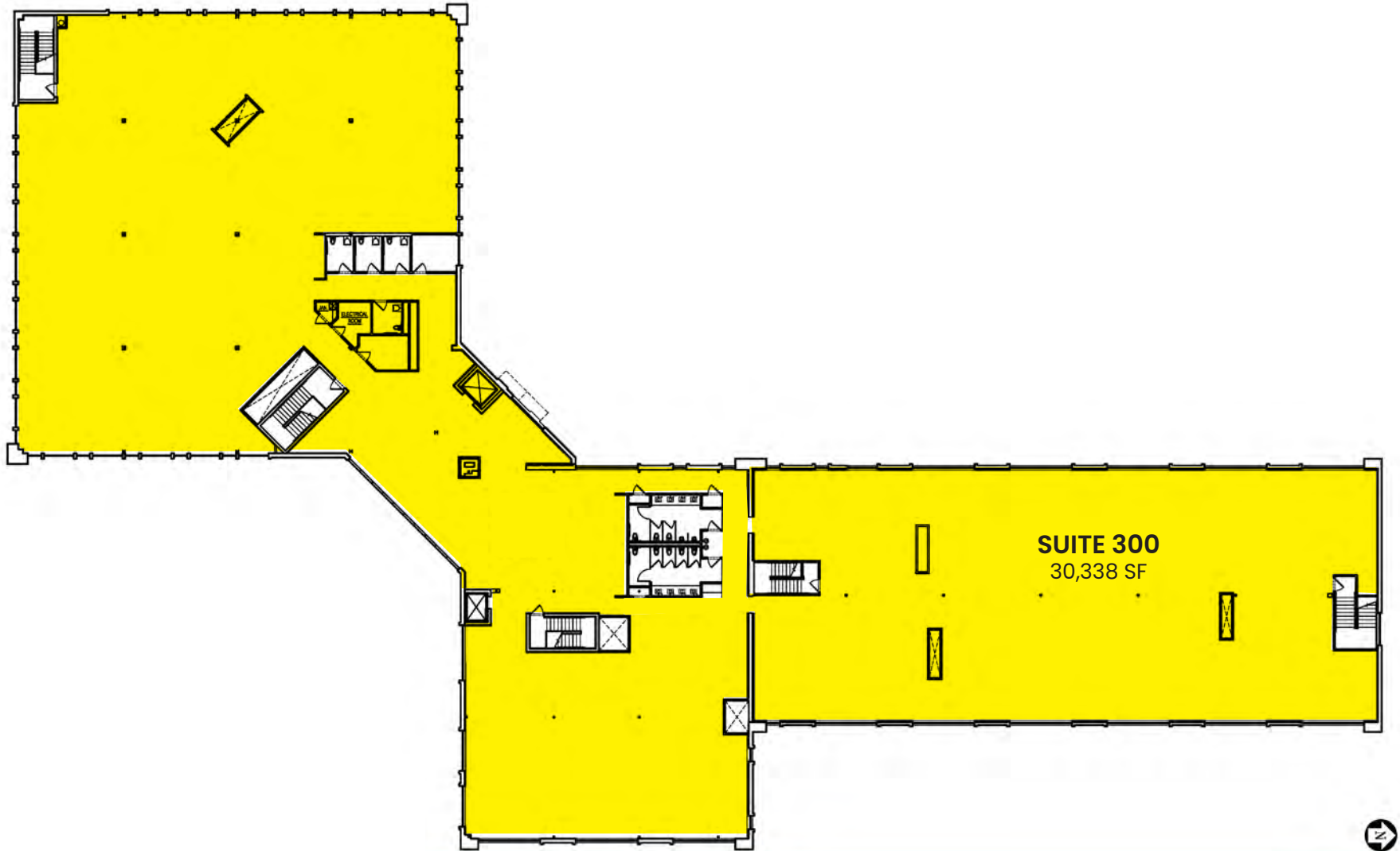
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197

gtrotter@uniqueprop.com