

# 5190 Federal Blvd.

Denver, Colorado 80221

**BTS Contact Broker**



**50,000 +/- SF SITE FOR SALE or LEASE | Build to Suit**

## Property Overview

- Great opportunity on hard corner with excellent visibility and access
- Located along Federal Boulevard 1/2 mile from I-70 with exposure to over 40,000 cars per day
- Signalized intersection
- 8 minutes from downtown, across from Regis University & Aria Denver
- Site work completion currently underway, finished grade level with all utilities available
- Existing curb cut on Federal Blvd

LOT SIZE **50,000 +/- FT**

ZONING **E-CC-3X**

TAXES (2023) **\$24,215**

**SALE PRICE: \$3,500,000**

**LEASE RATE : \$200,000/YR NNN**

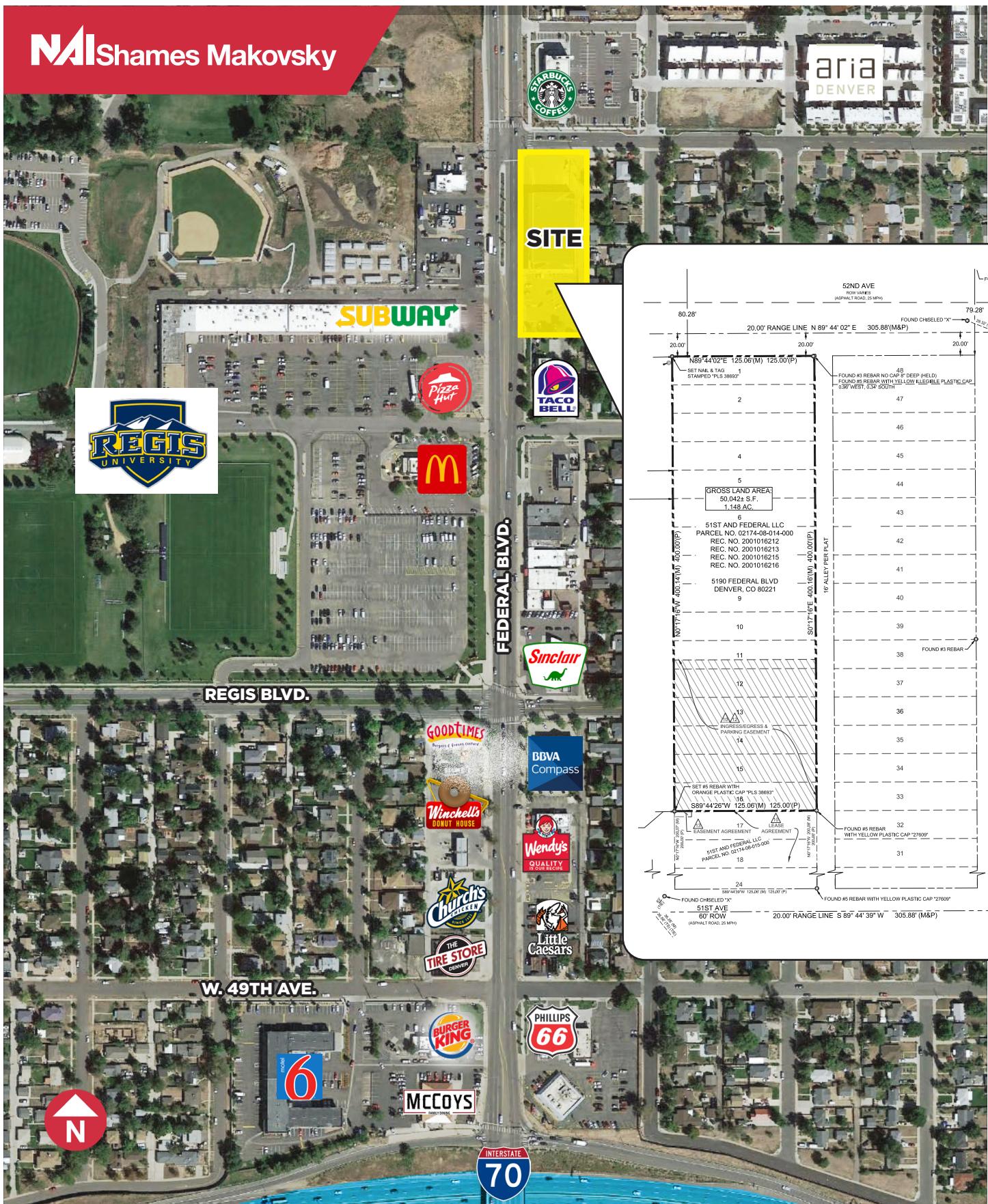
**Ground Lease**

**NAI Shames Makovsky**

**Sandy Feld**

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