

# BAKER EXCHANGE

## CENTRAL DENVER INDUSTRIAL + YARD



±4,000-70,000 SF AVAILABLE

1780 W. 6TH AVENUE | DENVER | COLORADO | 80209

### FOR MORE INFORMATION:

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### PROPERTY FEATURES

<b>Building SF:</b>	±123,564 SF
<b>City/County:</b>	Denver / Denver
<b>Year Built:</b>	1955
<b>Zoning:</b>	I-A
<b>Loading:</b>	Both dock-high and drive-in loading doors
<b>Clear Height:</b>	16'
<b>Sprinklers:</b>	Standard Wet
<b>Power:</b>	Heavy
<b>Yard:</b>	±1 AC
<b>Lease Rate:</b>	Contact Broker for Pricing
<b>Expenses:</b>	\$3.82/SF (2025)

Planned Renovations

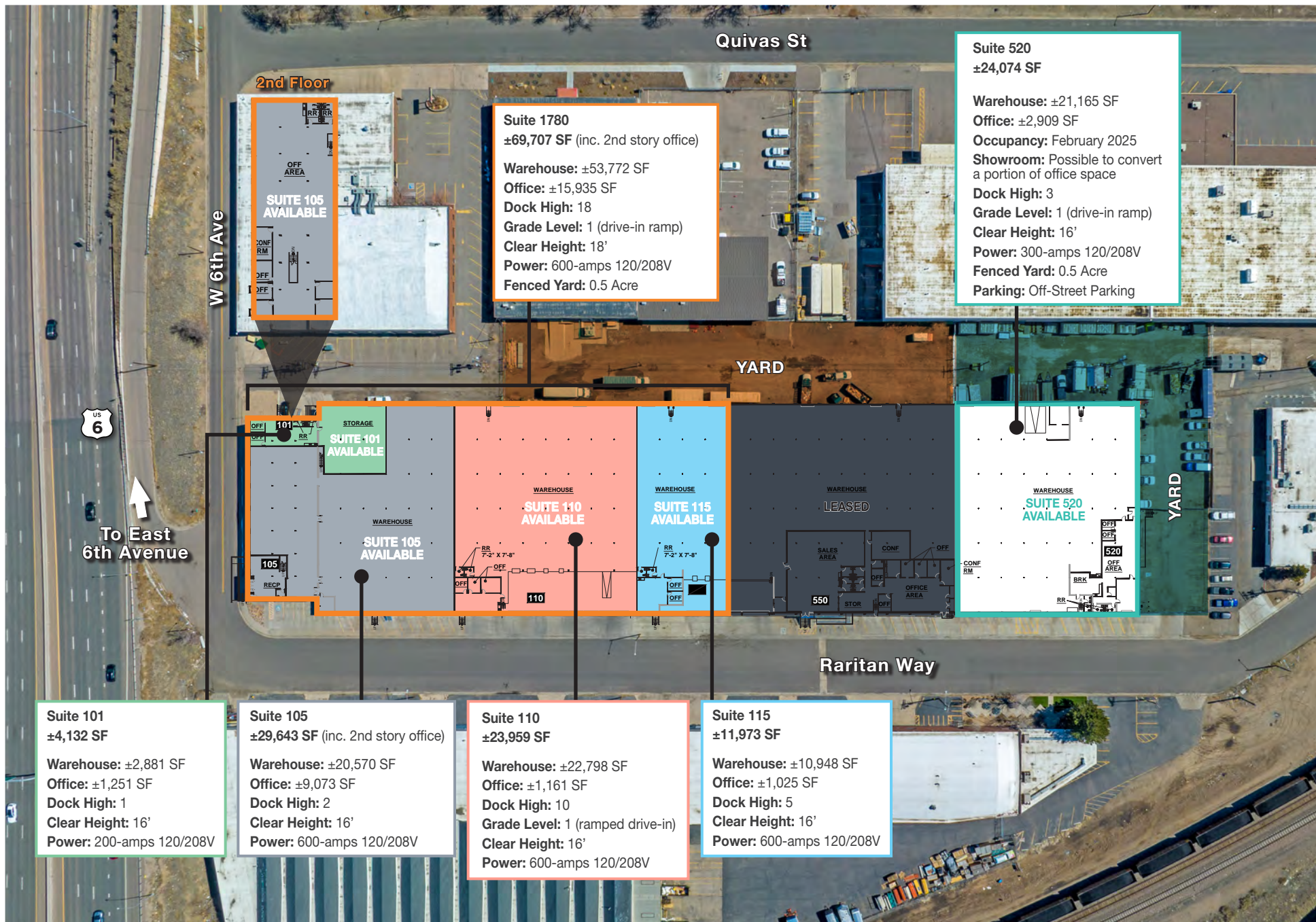


*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

# 1780 W. 6TH AVENUE

## SITE PLAN

UNDER NEW OWNERSHIP



**Suite 1780**  
±69,707 SF (inc. 2nd story office)  
Warehouse: ±53,772 SF  
Office: ±15,935 SF  
Dock High: 18  
Grade Level: 1 (drive-in ramp)  
Clear Height: 18'  
Power: 600-amps 120/208V  
Fenced Yard: 0.5 Acre

**Suite 520**  
±24,074 SF  
Warehouse: ±21,165 SF  
Office: ±2,909 SF  
Occupancy: February 2025  
Showroom: Possible to convert a portion of office space  
Dock High: 3  
Grade Level: 1 (drive-in ramp)  
Clear Height: 16'  
Power: 300-amps 120/208V  
Fenced Yard: 0.5 Acre  
Parking: Off-Street Parking

**Suite 105 AVAILABLE**

**Suite 101 AVAILABLE**

**Suite 110 AVAILABLE**

**Suite 115 AVAILABLE**

**Suite 520 AVAILABLE**

**Suite 101**  
±4,132 SF  
Warehouse: ±2,881 SF  
Office: ±1,251 SF  
Dock High: 1  
Clear Height: 16'  
Power: 200-amps 120/208V

**Suite 105**  
±29,643 SF (inc. 2nd story office)  
Warehouse: ±20,570 SF  
Office: ±9,073 SF  
Dock High: 2  
Clear Height: 16'  
Power: 600-amps 120/208V

**Suite 110**  
±23,959 SF  
Warehouse: ±22,798 SF  
Office: ±1,161 SF  
Dock High: 10  
Grade Level: 1 (ramped drive-in)  
Clear Height: 16'  
Power: 600-amps 120/208V

**Suite 115**  
±11,973 SF  
Warehouse: ±10,948 SF  
Office: ±1,025 SF  
Dock High: 5  
Clear Height: 16'  
Power: 600-amps 120/208V

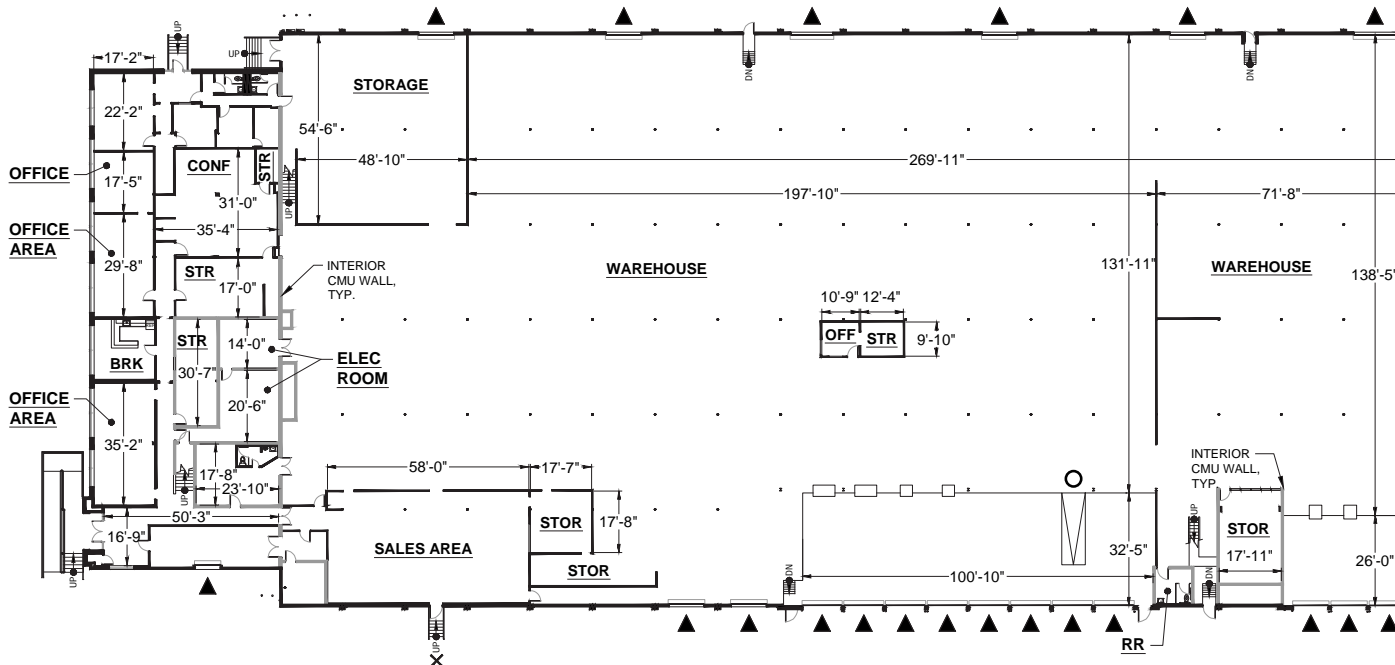
# 1780 W. 6TH AVENUE

## FLOOR PLAN

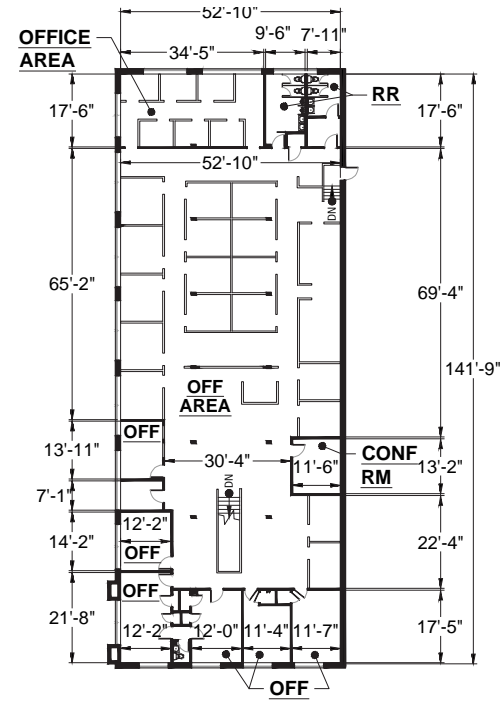
UNDER NEW OWNERSHIP



### SUITE 1780



GROUND FLOOR



2ND FLOOR

- Suite:** 1780
- Total SF** ±69,707
- Office SF** ±15,935
- Warehouse SF** ±53,772
- Clear Height** 16'
- Power** 600-amps 120/208V  
(Tenant to verify)
- Grade Level Doors** 1 (drive-in ramp)
- ▲ Dock High Doors** 18



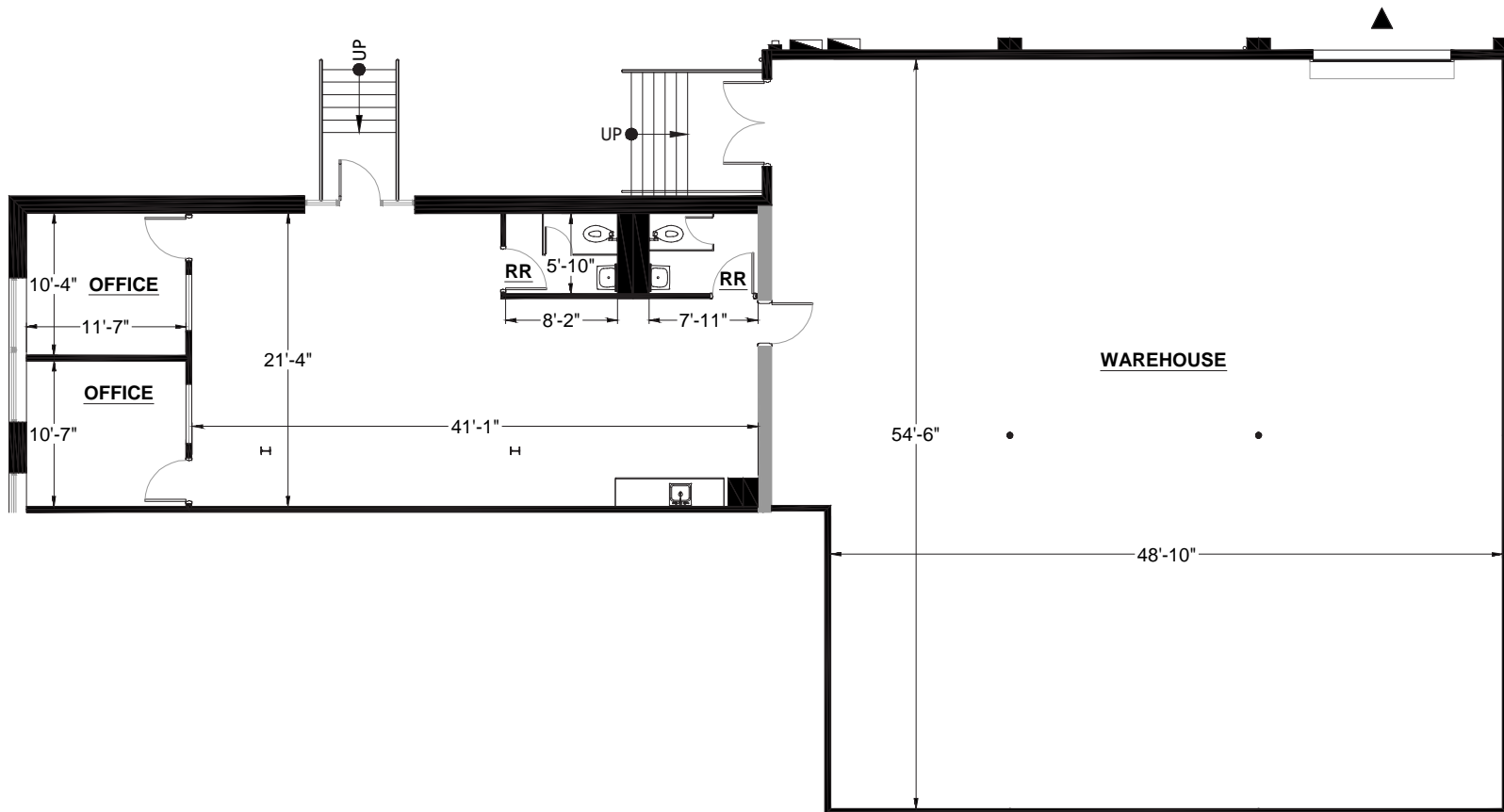
# 1780 W. 6TH AVENUE

## FLOOR PLAN

UNDER NEW OWNERSHIP



### SUITE 101



<b>Suite:</b>	101
<b>Total SF</b>	±4,132
<b>Office SF</b>	±1,251
<b>Warehouse SF</b>	±2,881
<b>Clear Height</b>	16'
<b>Power</b>	200-amps 120/208V (Tenant to verify)
<b>○ Grade Level Doors</b>	0
<b>▲ Dock High Doors</b>	1



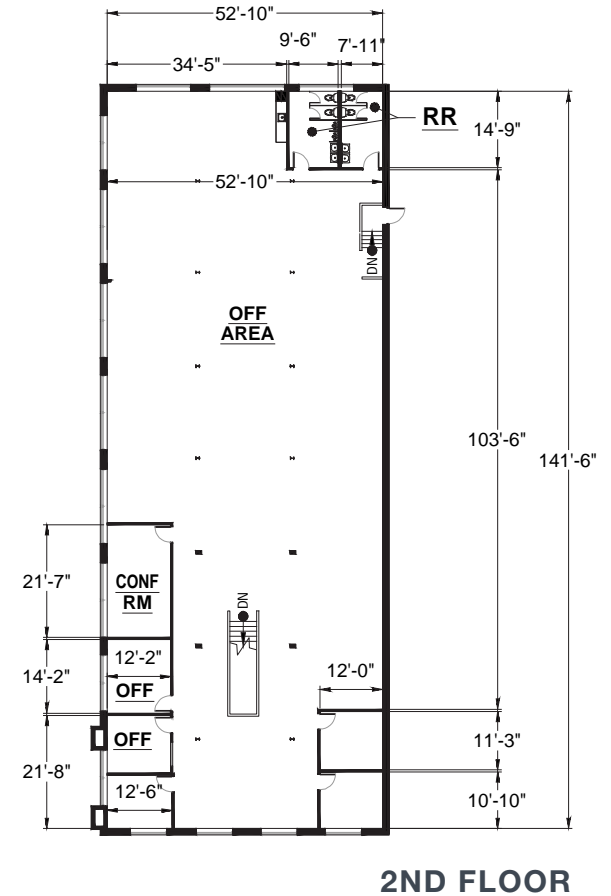
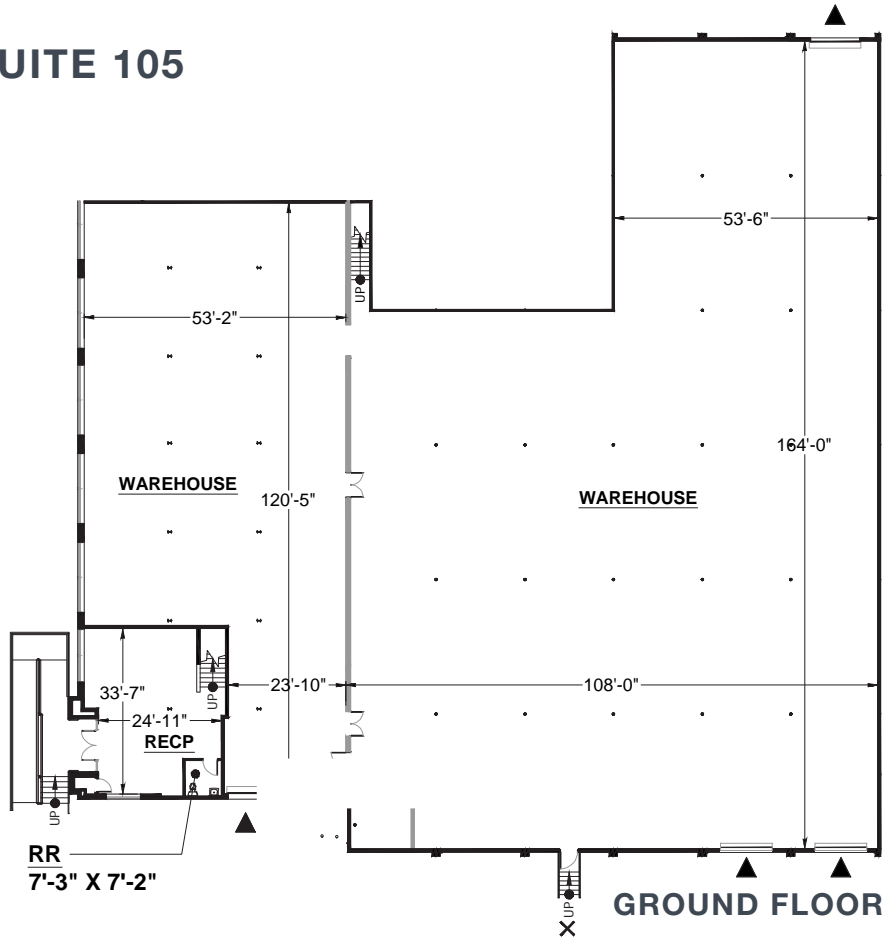
# 1780 W. 6TH AVENUE

## FLOOR PLAN

UNDER NEW OWNERSHIP



### SUITE 105



- Suite:** 105
- Total SF** ±29,643
- Office SF** ±9,073
- Warehouse SF** ±20,570
- Clear Height** 16'
- Power** 600-amps 120/208V  
(Tenant to verify)
- Grade Level Doors** 0
- ▲ Dock High Doors** 2



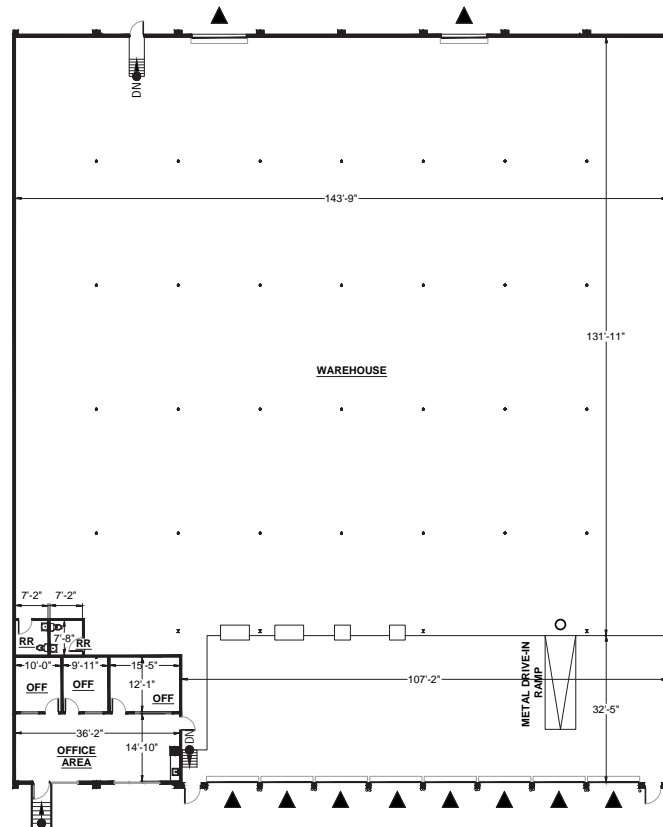
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## FLOOR PLAN

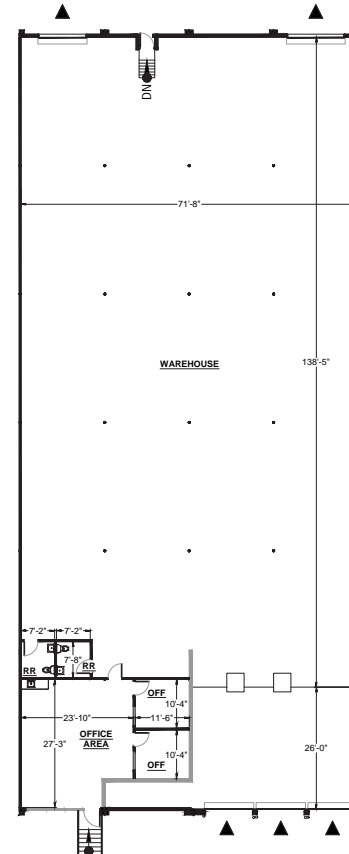
UNDER NEW OWNERSHIP



### SUITE 110



### SUITE 115



<b>Suite:</b>	110
<b>Total SF</b>	±23,959
<b>Office SF</b>	±1,161
<b>Warehouse SF</b>	±22,798
<b>Clear Height</b>	16'
<b>Power</b>	600-amps 120/208V (Tenant to verify)
<b>○ Grade Level Doors</b>	1 (ramped drive-in)
<b>▲ Dock High Doors</b>	10

<b>Suite:</b>	115
<b>Total SF</b>	±11,973
<b>Office SF</b>	±1,025
<b>Warehouse SF</b>	±10,948
<b>Clear Height</b>	16'
<b>Power</b>	600-amps 120/208V (Tenant to verify)
<b>○ Grade Level Doors</b>	0
<b>▲ Dock High Doors</b>	5



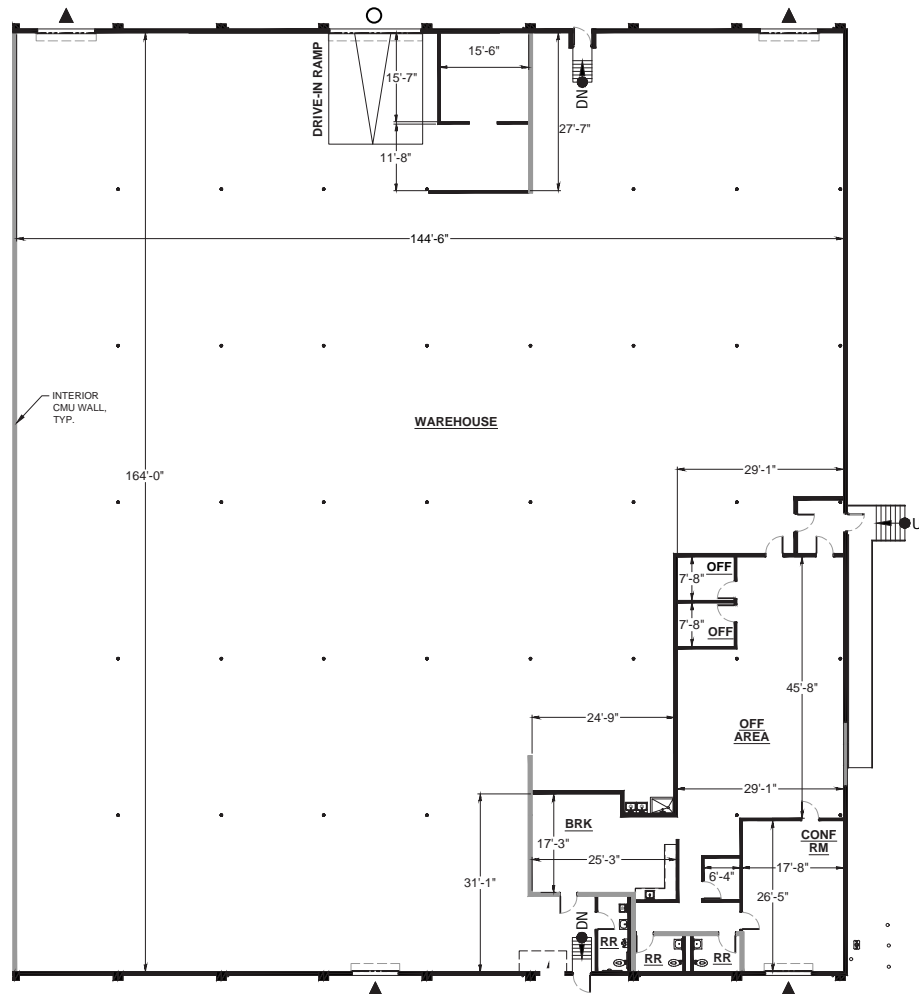
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## FLOOR PLAN

UNDER NEW OWNERSHIP



### SUITE 520



- Suite:** 520
- Occupancy:** February 2025
- Total SF** ±24,074
- Office SF** ±2,909
- Warehouse SF** ±21,165
- Clear Height** 16'
- Power** 300-amps 120/208V (Tenant to verify)
- **Grade Level Doors** 1
- ▲ **Dock High Doors** 3



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## ACCESS AERIAL MAP

UNDER NEW OWNERSHIP



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