

**FOR LEASE**  
**NORTHFIELD BUSINESS CENTER**

*12000 E. 47<sup>TH</sup> AVE, DENVER, CO  
80239*



**Commercial Office Space Available**

Lease Rate \$12.25 NNN

**Available:**

|            |          |                       |
|------------|----------|-----------------------|
| Suite 404: | 827 SF   | Vacant                |
| Suite 403: | 2,552 SF | Vacant                |
| Suite 400: | 7,600 SF | Available Feb 1, 2020 |

Square Footage estimated for brochure

- Estimated CAM: \$4.50 / SF
- Well Maintained 4 story Building
- Accommodates many uses and has an attractive diverse Tenant mix
- Convenient 15 minute proximity to both DIA and downtown Denver
- Thriving commercial Zone
- Free Parking at 4:1,000 rsf

|                  |                          |
|------------------|--------------------------|
| Building Size:   | 56,610                   |
| YOC:             | 1973                     |
| Lease Terms:     | 3 – 5 years with options |
| City and County: | Denver                   |



***Vanguard Development***  
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