

FOR SALE OR LEASE

# GATEWAY VII

4347 AIRPORT WAY, DENVER, CO

43,585 SF FLEX BUILDING

FOR LEASE OR SALE




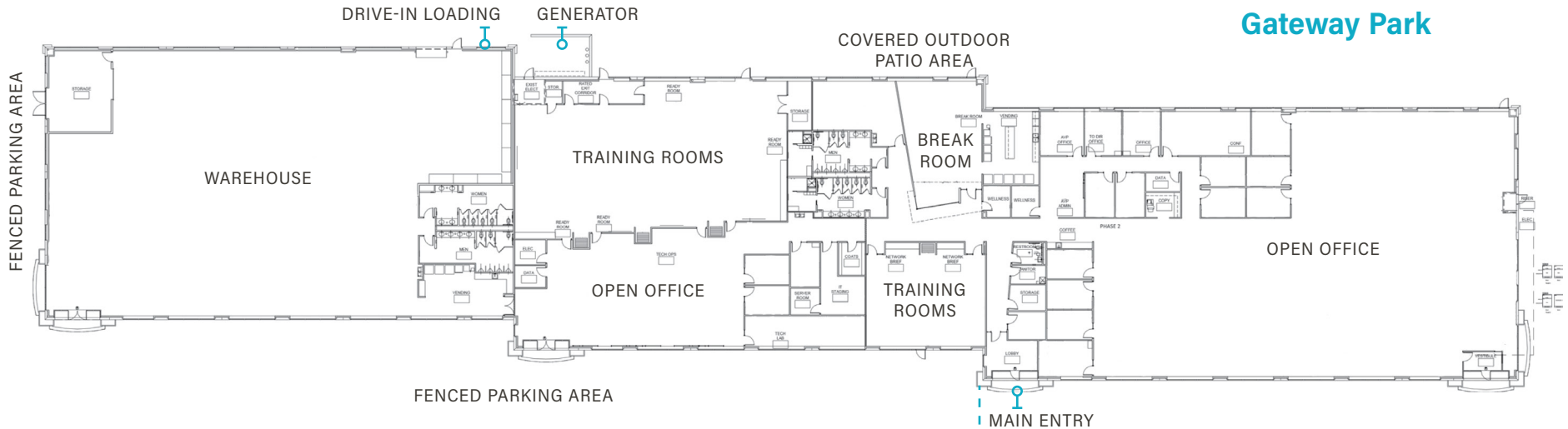
Jones Lang LaSalle Brokerage, Inc.





# LARGEST BLOCK OF HIGH IMAGE FLEX SPACE IN THE EAST/NORTHEAST MARKET

 Prime location within Gateway Park



## BUILDING HIGHLIGHTS



**43,585 SF total**  
30,427 SF OFFICE  
13,630 SF WAREHOUSE



**FENCED, GATED & SECURED PARKING**  
**6.0/1,000 SF**



**LOADING**  
**1 drive-in door (10'x14'); additional doors possible**



**BACK-UP GENERATOR**  
CUMMINS 250KW & 400 AMP TRANSFER SWITCH



**Built in 2006**  
(NEW BUILDING FINISHES FROM SHELL CONDITION COMPLETED IN 2013)



**SALE PRICE REDUCED**  
**Contact Broker**



**OP EX**  
**\$8.21/SF (2023)**



**CLEAR HEIGHT**  
**14' TO DECK**



**Lease rate:**  
**Contact Broker**



**100% HVAC**





# COLORADO

**4<sup>TH</sup> Best Place  
FOR BUSINESS**

CNBC, 2022

**6<sup>TH</sup> Highest Real GDP  
GROWTH IN THE U.S.**

Biz West, 2022

**7<sup>TH</sup> Top Job Markets  
IN THE NATION**

Wall Street Journal, 2022



**15 minutes to DIA via  
car or rail**



**5 Minute drive to Gateway  
Park light railstop**



**25 Minutes to  
Downtown via car or rail**

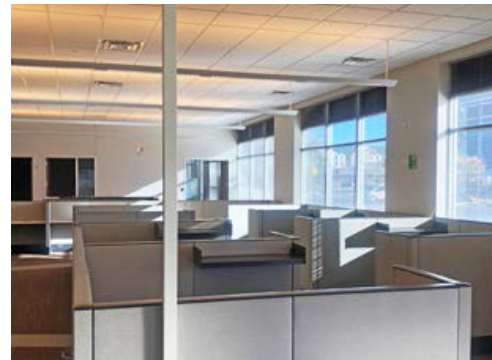


**Adjacent to miles of  
bike/hike trails**



**Convenient access  
to/from Denver Metro**

**Gateway Park** is located in northeast Denver, a vibrant area experiencing explosive residential and commercial growth in the past few years. Less than half a mile to Pena Blvd. and less than 1 mile to the Gateway Park commuter rail station and RTD Park-n-Ride, this property has easy access to all of Denver and beyond. Abundant retail amenities and close proximity to DIA and Buckley Air Force Base make this a perfect location for corporate tenants.





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FOR MORE INFORMATION, CONTACT:



**David Lee**

+1 720 217 7223

david.lee1@jll.com

**Jason Addlesperger**

+1 720 217 3403

jason.addlesperger@jll.com

**Philip Lee**

+1 303 257 5915

philip.lee1@jll.com

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**Enterprise Zone**  
Located within an enterprise zone

**Amenities**  
Walking distance to retail amenities

**Access**  
Quick access to I-70, I-225, E-470 & Pena Blvd.

	2 MILES	5 MILES	10 MILES
<b>2022 Population</b>	46,142	220,367	829,523
<b>2022 Households</b>	14,071	71,282	328,791
<b>Avg. Household Income</b>	\$82,306	\$82,961	\$94,657