

**FOR LEASE:**

# Industrial/Flex Space

**4800 WASHINGTON ST**

Denver, CO 80216

**PRESENTED BY:**

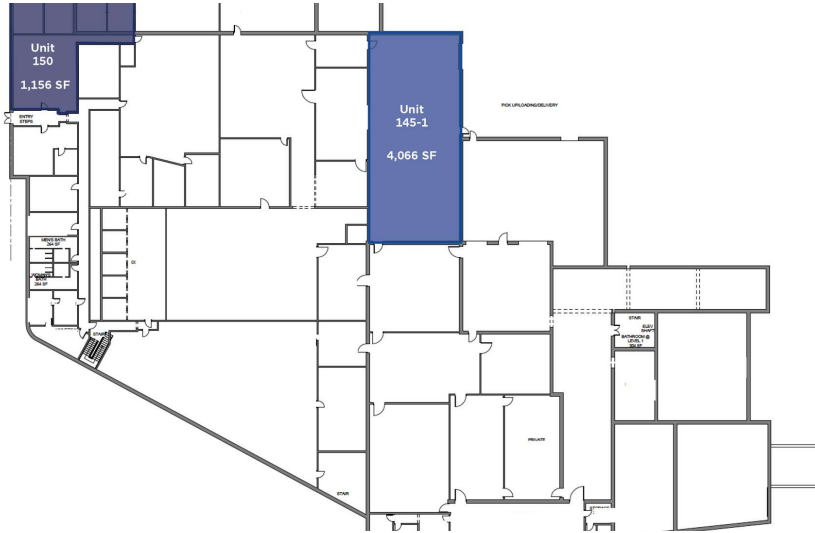
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# PROPERTY SUMMARY



## OFFERING SUMMARY

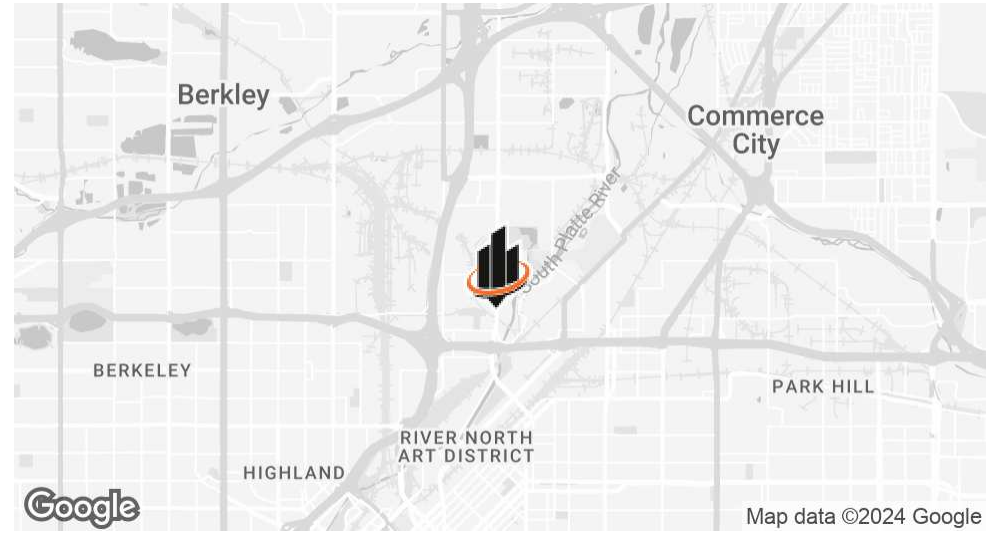
<b>RENTABLE SF:</b>	1,156 SF or 4,066 SF
<b>LEASE RATE:</b>	\$9-\$15 PSF (NNN)
<b>BUILDING SIZE:</b>	115,611 SF
<b>LOT SIZE:</b>	3.5 Acres
<b>CEILING HEIGHT:</b>	14'

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## PROPERTY DESCRIPTION

SVN Denver Commercial is pleased to present 4800 Washington Street for lease. There are two spaces available, suitable for many small businesses. The subject property is conveniently located near I-70 and I-25 and provides excellent access to Denver's major thoroughfares.

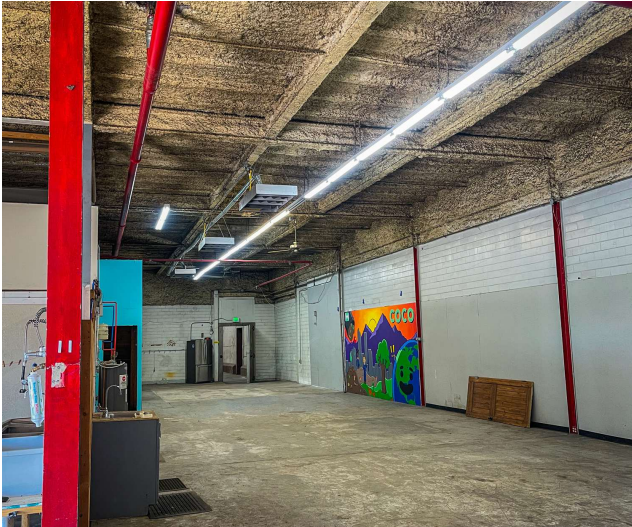
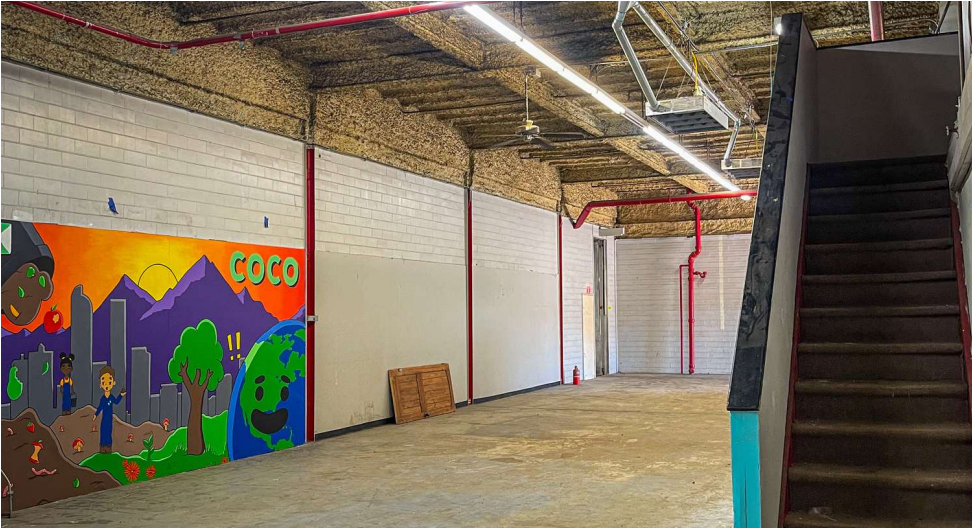
## PROPERTY HIGHLIGHTS

- Flexible Floor Plan | Great For Many Small Businesses
- Conveniently Located Near I-70 and I-25
- Floor Drain | Industrial Sink | Drive In Access

# UNIT 145-1

## SPACE SUMMARY:

<b>SQUARE FOOTAGE:</b>	4,066 SF
<b>LEASE RATE:</b>	\$9 PSF (NNN)
<b>SPACE USE:</b>	Industrial
<b>SPACE HIGHLIGHTS:</b>	1 Drive in Bay Industrial Sink Floor Drain Private Access



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# UNIT 150

## SPACE SUMMARY:

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<b>SQUARE FOOTAGE:</b>	1,156 SF
<b>LEASE RATE:</b>	\$15 PSF (NNN)
<b>SPACE USE:</b>	Flex
<b>SPACE HIGHLIGHTS:</b>	Abundance Of Natural light Former Photography Studio Flexible Floor Plan Private Bathroom

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