



FOR SALE or LEASE

5700 Washington Street Denver, CO 80216

PURCHASE PRICE | \$3,000,000
Entire Building | 12,000 SF

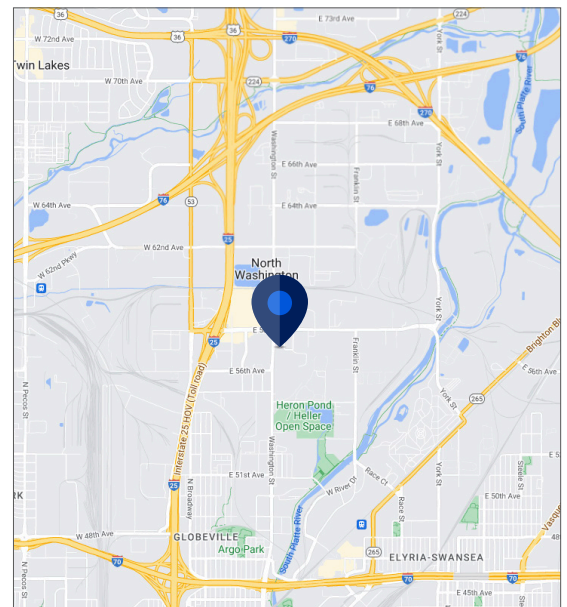
RENTAL RATE | NEGOTIABLE
4,000 - 12,000 SF For Lease
(As Co-Occupant or Single Tenant)

Overview

OpEx	\$9.46 / SF
Lease Term	1-10 Years
Total Building	12,000 SF
Warehouse	Available Rate Negotiable
Outdoor Storage	Room for 2 Shipping Containers
Available	30 Days
Loading	2 Drive-In Doors
Clear Height	12'
Zoning	I-1

Features

- Fenced, secured parking lot with ample parking
- Outdoor storage
- Fully furnished and cabled
- Newly renovated bathrooms with private showers
- Shared break room, training and conference room
- On-site gym - could be converted to additional storage
- 10 restaurants within 3 blocks of the building



For more information:

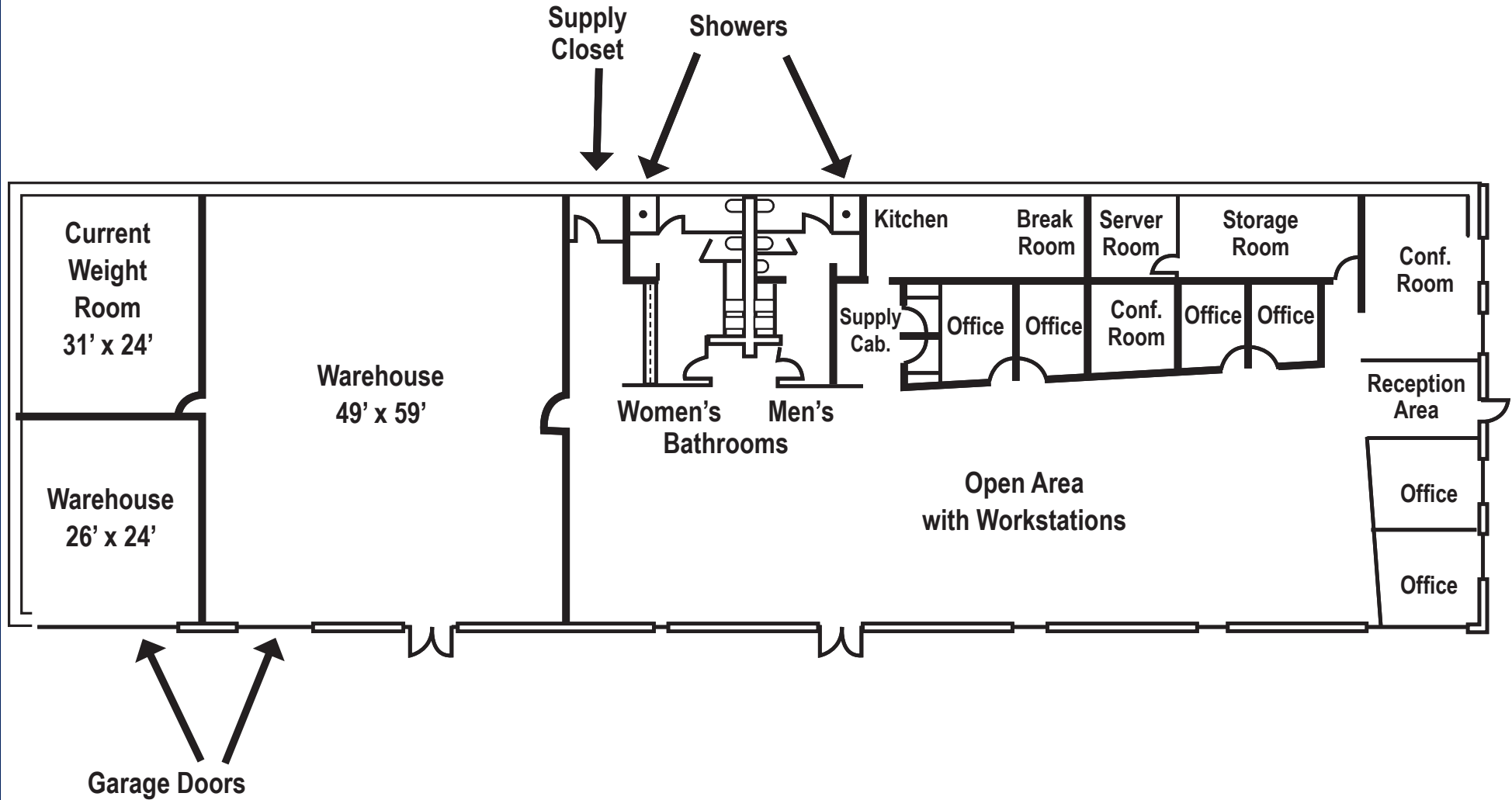
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Lease Available

5700 Washington Street

Floor Plan (Not to Scale)



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Lease Available

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