



FUNCTIONAL INDUSTRIAL UNITS
1,680 - 6,720 SF SPACES AVAILABLE

5475 PEORIA ST

DENVER, CO, 80239

Property Summary

- Class A Flex/Industrial Space Available Immediately
- Open Floorplan & High Ceilings
- Newly Refreshed, Turnkey Spaces or Unfinished Spaces Ready For Custom Buildout
- Upgraded Electrical, HVAC, New Paint, Flooring, Offices, Bathroom
- Variety of Space Options Available - Contact Broker

For more information:



Brett MacDougall

Vice President

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Vice President

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Property Features

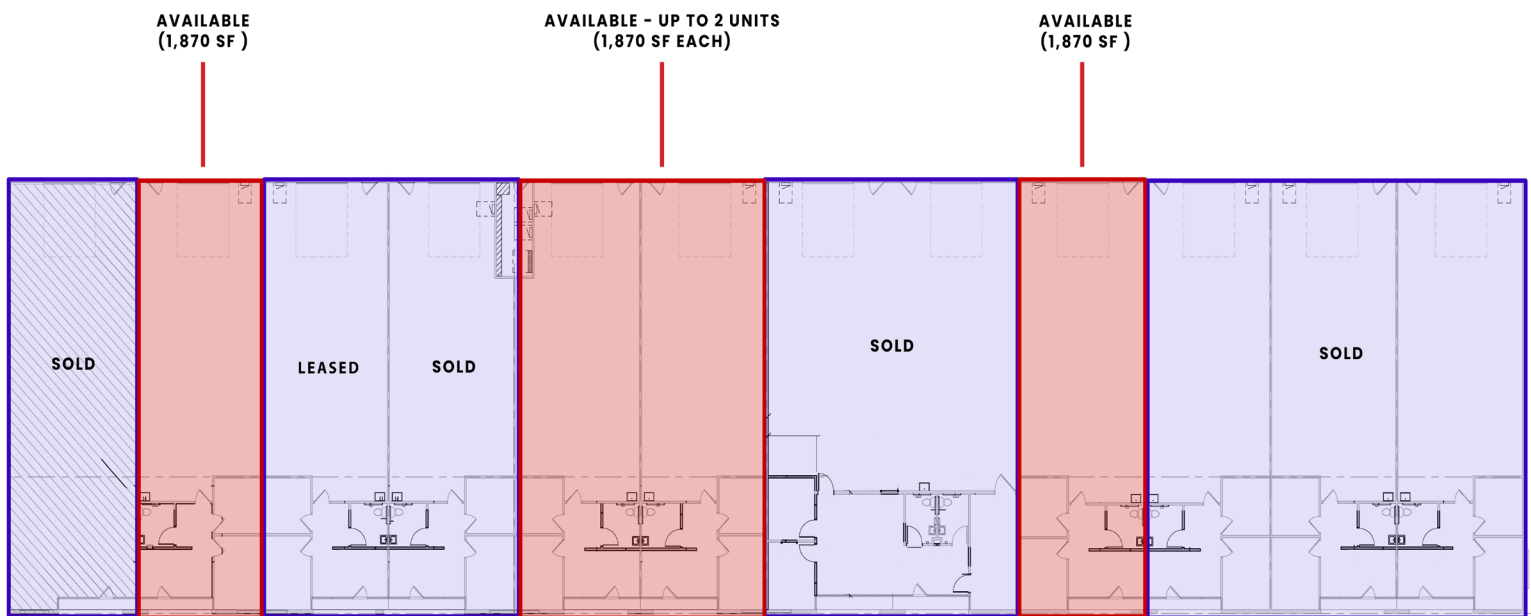
Pricing:	See Pages 2 & 3 for Details
NNN Est:	\$8.65/SF
Unit Sizes:	See Pages 2&3
Loading:	One Drive-In Door Per Unit
Ceiling Height:	16'-18'
Office SF:	± 10% Per Unit
Parking:	Ample
Sprinklered	No
Power:	400 Amp, 3-Phase (TBV)

**NNN Estimate: Includes Association Fees, Taxes, Building Insurance, & Water*

Unique Properties
400 S Broadway | Denver, CO 80209
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BUILDING 1 – REFRESHED, MOVE-IN READY SUITES



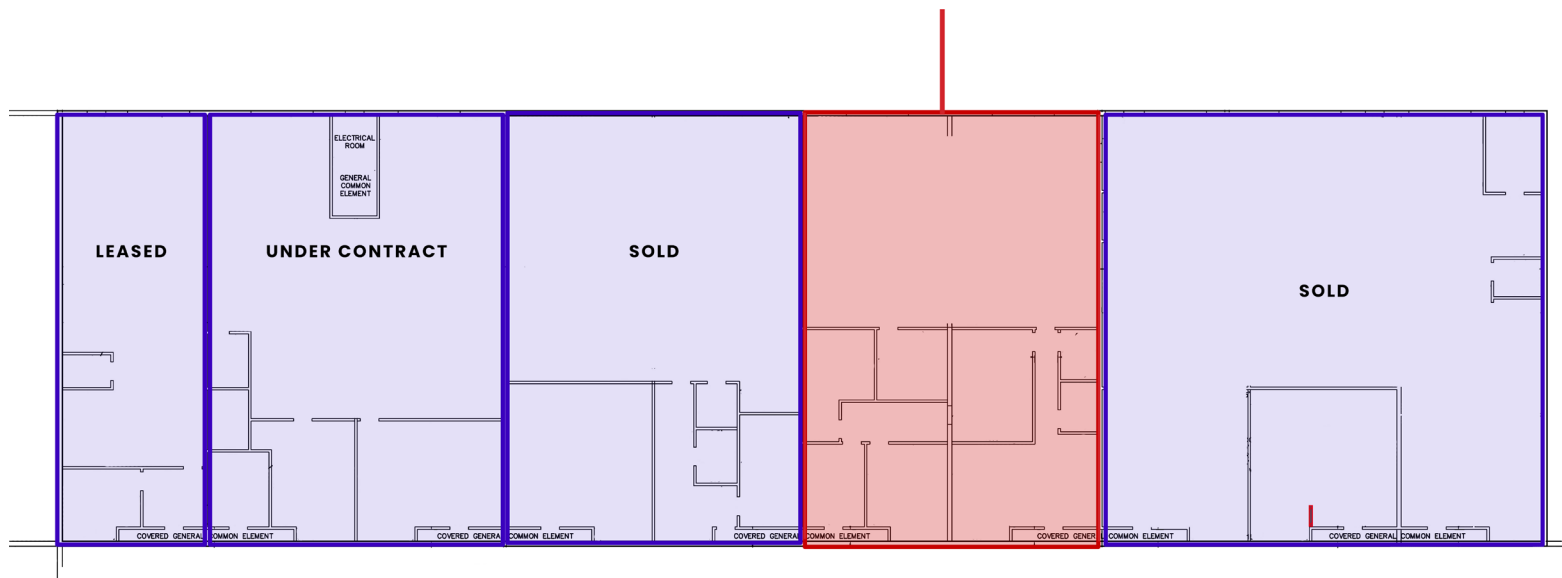
Available Units	SF	Lease Rate
Unit 1	±1,870	\$14/SF NNN
Unit 2	±3,740	\$13/SF NNN

Flexible suite options available starting at 1,870 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and Tenant needs

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BUILDING 2

UNFINISHED UNITS
2 UNITS AVAILABLE
(3,360 SF TOTAL)



Available Units	SF	Lease Rate
Unit 1	1,680	\$14/SF NNN
Unit 2	3,360	\$14/SF NNN

**Flexible suite options available starting at 1,680 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and Tenant needs*

**Ownership is willing to provide build-to-suit options tailored to Tenant needs. Contact broker for further details.*

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PROPERTY PHOTOS



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