



# Denver

5180 Fox St, Denver, CO 80216

📞 720.773.5109

✉️ denver@flexetc.com

🌐 flexetc.com

SCHEDULE A CALL

SCHEDULE A TOUR

GET DIRECTIONS



# Individual Warehouses and Coworking Workspaces at FlexEtc Denver

📍 5180 Fox Street, Denver, CO 80216

## SECURE YOUR IDEAL WORKSPACE TODAY

- Immediate occupancy
- Newly renovated, climate controlled warehouse building
- Flexible workspaces tailored to your needs
  - Individual warehouses ranging from 400- 3,000+ square feet
  - Dedicated offices
  - Coworking spaces.
- All-inclusive rent
- Comprehensive array of amenities designed to elevate your business

## JOIN A THRIVING COMMUNITY

- Flexible solutions benefiting both our member companies and their employees.
- Ideal for e-commerce businesses, storage, industrial workspace, showrooms, and more
- Fostering business growth while offering seamlessly scalable solutions in a community-centered hub.





# Everything You Need To Succeed is Here

## BUSINESS AMENITIES



Truck Loading Docks



24/7 Security Monitoring



Daily Courier Pickups



Coworking Spaces



Stocked Kitchen & Coffee Bar



EV Charging Station



Temporary Storage



Mail Service



Photo & Podcast Studio



Free WiFi



Free, Onsite Parking



Daily Member Access





# Warehouses

## WAREHOUSE SPACES

67 spaces between 400-3,000+sf

- Small (300 - 500)
- Medium (500 - 1000)
- Large (1000 - 2000)
- Extra Large (2000+)

## LOADING DOCKS

- Drive-up Loading Ramp
- Truck-Height Loading Docks

## DAILY SHIPMENT STORAGE

## OASIS

## WAREHOUSE EQUIPMENT

- Push Carts
- Electric Pallet Jacks
- Pallet Jacks
- Forklift

## SAMPLE PRICING

Space	12+ Month Lease	6 Month Lease	Month to Month (3 Month Min)
Small	From \$805/month	From \$860/month	From \$915/month
Medium	From \$1,037/month	From \$1,107/month	From \$1,178/month
Large	From \$1,969/month	From \$2,104/month	From \$2,238/month
Extra Large	From \$3,350/month	From \$3,579/month	From \$3,807/month

Additional rent specials available for extended lease terms.  
Reach out to learn more!



Disclaimer: Individual unit sizes are calculated based on **Rentable Area**, which includes both your exclusive use area (such as your office or warehouse) and your proportionate share of the building's common areas. These common areas ensure you have access to shared amenities, including the interior loading areas, lounge and kitchen spaces, main lobby, and overall circulation areas. The building operates with a **load factor of 42%**, meaning the Rentable Area is larger than the exclusive use area to fairly allocate the cost of these shared amenities.



# Offices & Coworking

## OFFICES

## COWORKING DESKS

## CONFERENCE ROOMS

- Small - Up to 6 people
- Large - Up to 12 people

## PHOTO STUDIO

## PODCAST STUDIO

## PHONE BOOTH

## ALL-INCLUSIVE PRICING

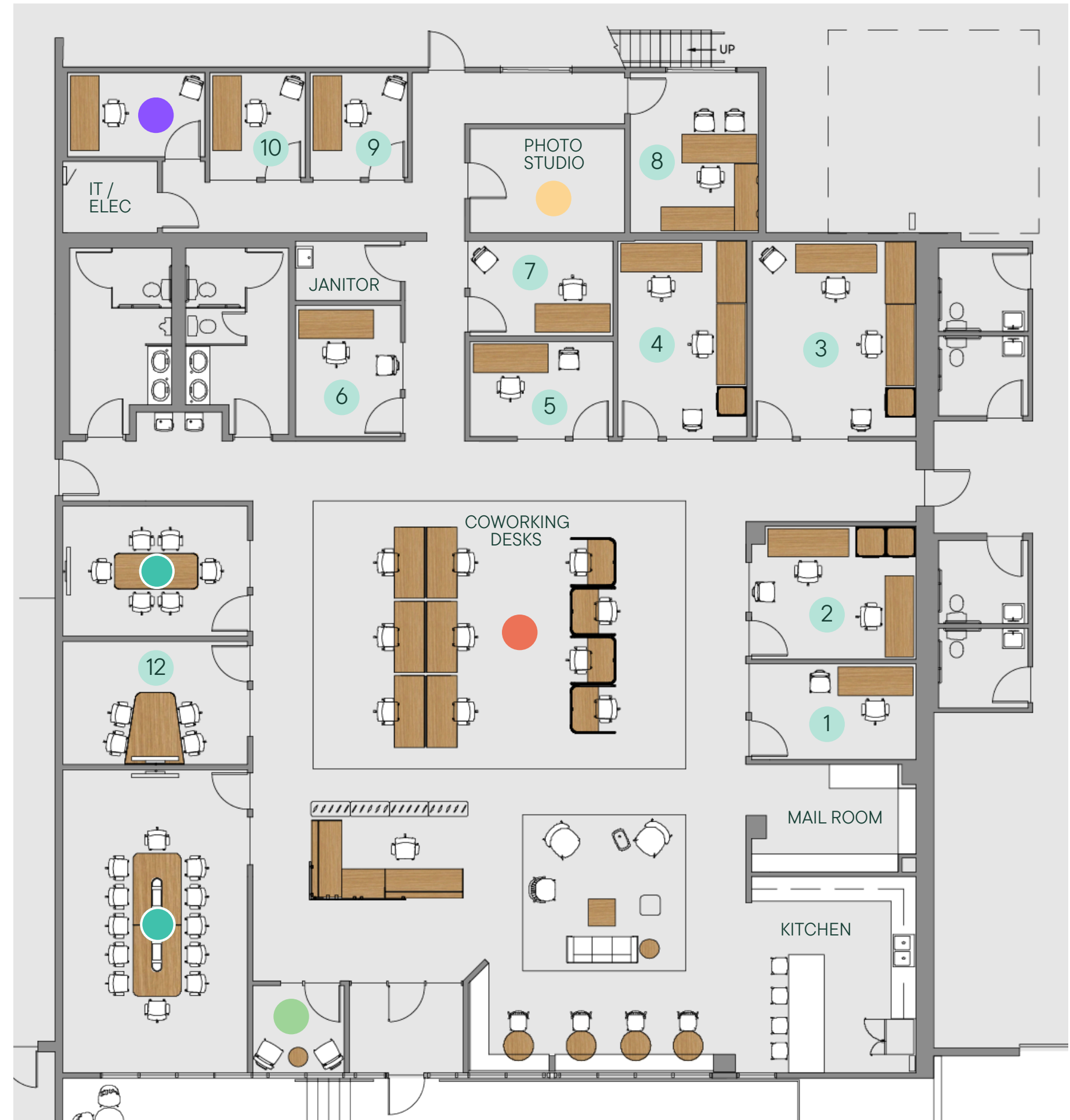
### OFFICE SPACES

- 100 SF from \$308/month
- 200 SF from \$634/month
- 300 SF from \$990/month

### COWORKING DESKS

- \$199/month

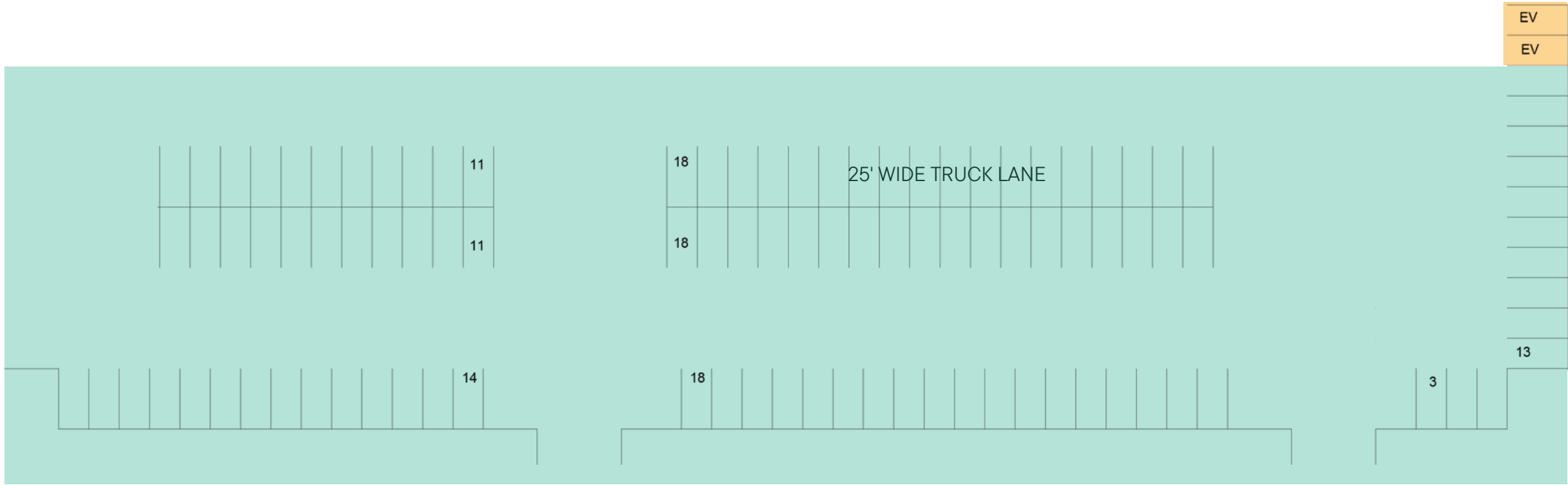
Offices & Coworking Desks available for rent by Warehouse Members only.





# Exterior

- GATED PARKING LOT
- EV CHARGING SPOTS 3
- DRIVE-UP LOADING RAMP 6
- LOADING DOCKS 3
- OUTDOOR LOUNGE





# What Does Your Warehouse Actually Cost?

## OUR PRICING MODEL SAVES YOU THOUSANDS OF DOLLARS

Our all-inclusive pricing structure is designed to simplify your operations by bundling everything you need into a single, predictable monthly rate. This means no surprise expenses—utilities, common area maintenance, security, and access to premium amenities are all included.

With our approach, you'll enjoy hassle-free leasing and the flexibility to focus on growing your business without worrying about fluctuating costs or additional fees. It's the ultimate convenience for modern businesses seeking streamlined and transparent workspace solutions.

Sample FlexEtc Warehouse Unit Pricing Breakdown		
Unit Size (Rentable SF)	1,000	<i>Including Shared Common Area</i>
Monthly Base Rent	\$1,366	\$1.37
CAM, Taxes, & Insurance	\$304	\$0.30
Utilities & Security	\$94	\$0.09
Onsite Staff, Services & Amenities	\$181	\$0.18
Monthly Operating Expenses	\$578	\$0.58
FlexEtc All-Inclusive Total Rent	\$1,944	\$1.94

Sample Traditional Small Bay Warehouse Pricing Breakdown		
Unit Size (Rentable SF)	1,000	
Monthly Base Rent	\$1,195	\$1.20
CAM, Taxes, & Insurance	\$304	\$0.30
Monthly Operating Expenses	\$304	\$0.30
Monthly Total Rent	\$1,499	\$1.50
Electricity	\$200	\$0.20
Water	\$125	\$0.13
Gas	\$75	\$0.08
Refuse Removal	\$100	\$0.10
Internet/WiFi	\$110	\$0.11
Security System	\$50	\$0.05
Janitorial/Cleaning (2x Per Month)	\$250	\$0.25
Warehouse & Office Equipment	\$125	\$0.13
Printing	\$50	\$0.05
Daily Courier Pickups	\$100	\$0.10
Stocked Kitchen	\$100	\$0.10
Photo Studio, Receptionist, & More	TBD	TBD
Monthly Occupancy Cost	\$2,784	\$2.78
<i>These estimates are provided solely for comparison purposes</i>		
Total Cost Savings Renting with FlexEtc	\$840	\$0.84





WAREHOUSE SPACES FROM 400-3,500+ SF



PACKAGE & PALLET RECEIVING SERVICES



9 LOADING DOCKS, TRUCK-HEIGHT + RAMP LOADING & ONSITE PARKING





OFFICES & COWORKING SPACES



CONFERENCE & MEETING ROOMS







PODCAST STUDIO



STOCKED KITCHEN & COFFEE BAR



COMFORTABLE & PROFESSIONAL SPACES





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that suits you best.

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