

# FOR LEASE

4210 COOK ST, DENVER, CO 80216



## PROPERTY OVERVIEW - 4210 COOK STREET

<b>LEASE RATE:</b>	\$12.00/SF NNN
<b>AVAILABLE:</b>	2,543 SF with minimal office
<b>LOADING:</b>	Two drive-in doors (16' x 14' & 12' x 12')
<b>CLEARANCE:</b>	13'6" - 18'
<b>POWER:</b>	240 Volt, single phase
<b>LOT SIZE:</b>	13,742 SF
<b>OPERATING EXPENSES:</b>	\$7.87/SF



## PROPERTY/AREA DETAILS

Located in the developing I-70 corridor and next to the 40th & Colorado Station (CU A-Line), 4210 Cook Street is a functional office/warehouse/service building for a tenant looking in the tight central market. The building provides drive-in loading and a large fenced parking/yard area.

## BROKER INCENTIVE:

**CHOICE OF 2 TICKETS TO ANY REGULAR SEASON BRONCOS GAME FOR THE 2026/2027 SEASON**

## BROKER CONTACTS

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