



**Call/Text 970.618.6257 for info**  
**Please do not disturb tenant**



**AVAILABLE SPACE**  
2,200 square feet



**LOCATION**  
Sunnyside Neighborhood



**VISITS PER YEAR**  
250K+ within 500 feet  
of the space\*



**AVAILABLE**  
Fall 2024



**LEASE TERMS**  
\$24/SF/YR NNN  
3 Years +

*\*data sourced from Placer.ai*

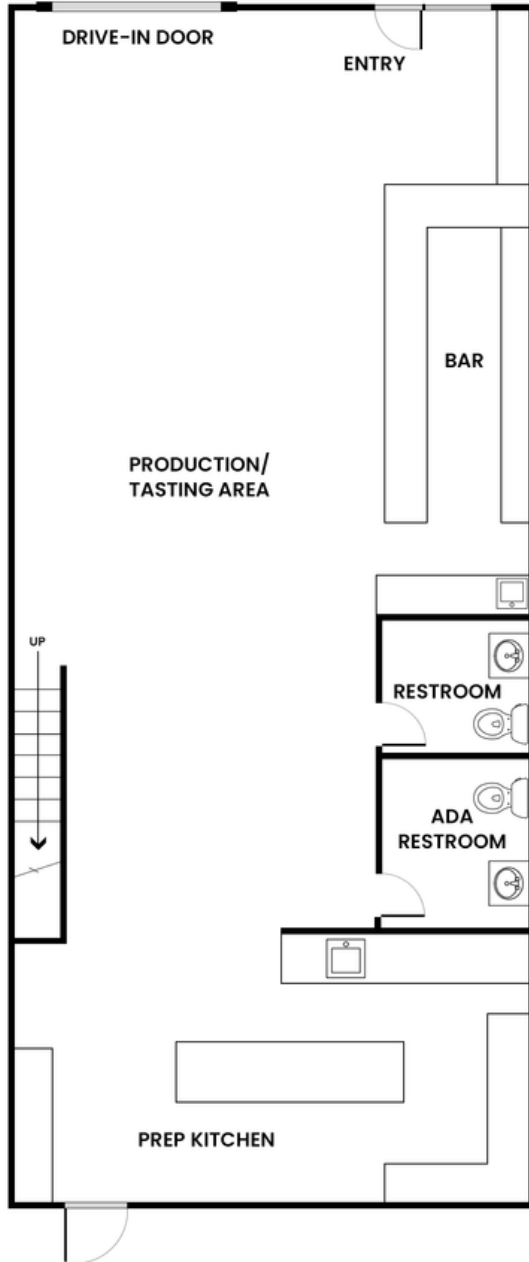
Centrally located just south of I-70 on North Pecos Street in Denver, this unit offers versatile flex space suitable for various business needs. With its adaptable layout, it can accommodate retail, office, light industrial, or a combination tailored to the tenant's requirements.

The unit is split across two levels, providing ample space and functionality. The first floor features 17-foot ceilings, a convenient drive-in door, ADA-compliant restrooms, and a kitchen area, all in a spacious, open floor plan. Overlooking the main level is a 700-square-foot mezzanine, adding flexibility and utility to the space.

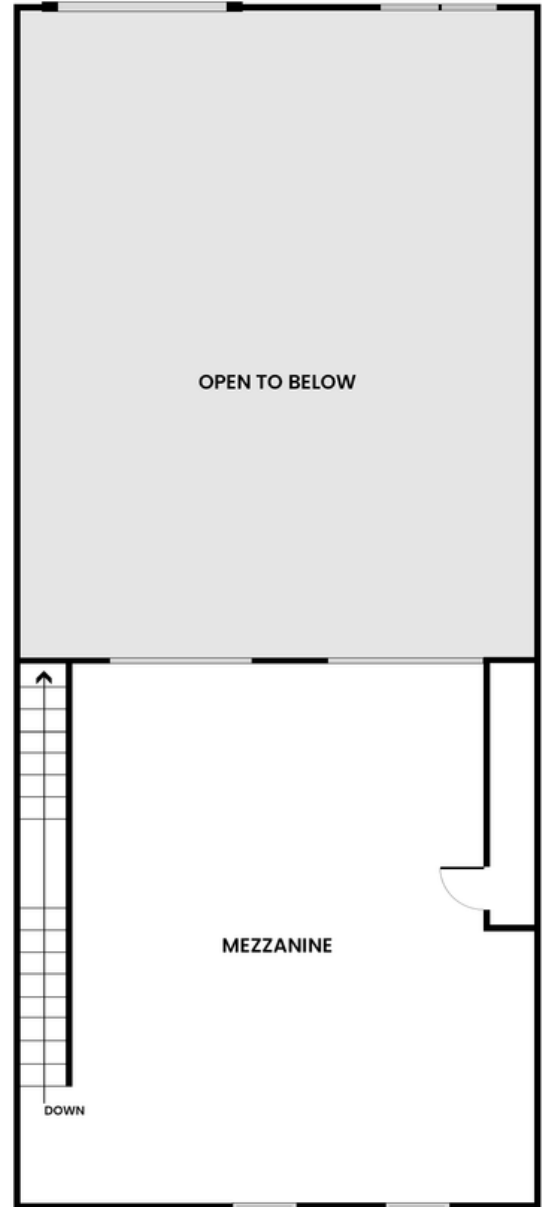
In excellent condition, this property presents a unique leasing opportunity for business owners seeking a true flex space in Denver. At the tenant's request, the landlord will remove winery equipment, bar, and other fixtures, furnishings, and equipment (FFE) to create a blank canvas for the next occupant.

## Property Highlights

- Suitable for retail, office, and light industrial use
- Ideally located at I-70 and North Pecos in Denver
- Flexible layout with 17' ceilings
- 12' drive-in door and grease receptor
- Ample surface parking



**LOWER LEVEL FLOOR PLAN**  
DRAWING IS NOT TO SCALE



**UPPER LEVEL FLOOR PLAN**  
DRAWING IS NOT TO SCALE



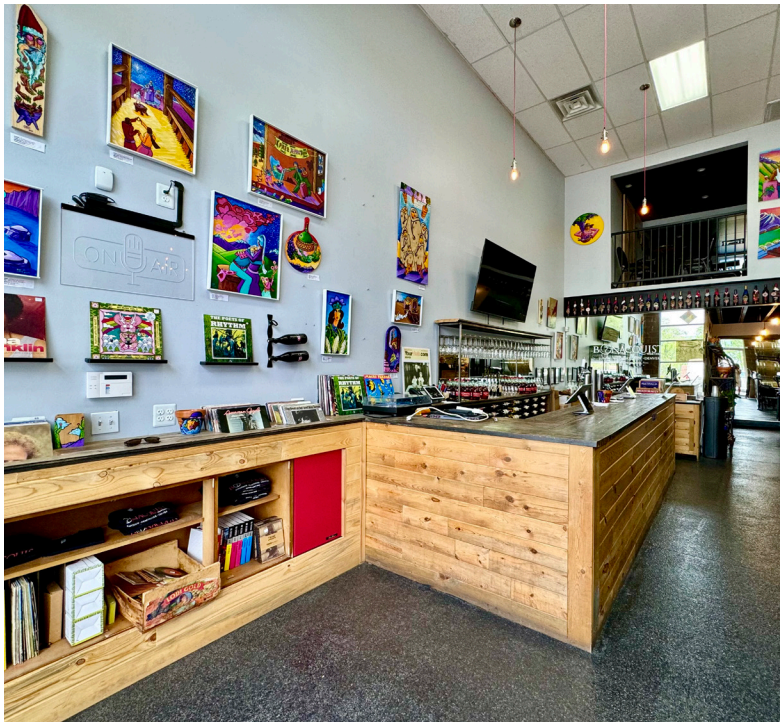
**MONTANA RAE**  
Broker Associate  
montana@henrygroupre.com  
970.618.6257

**Henry Group Real Estate**  
495 S Pearl Street, Denver, 80209  
303.625.7444  
www.henrygroupre.com



**HENRY GROUP**  
REAL ESTATE

**FOR LEASE**  
FLEX UNIT | RETAIL, OFFICE, OR LIGHT INDUSTRIAL  
4640 N PECOS STREET, UNIT I, DENVER, CO 80211



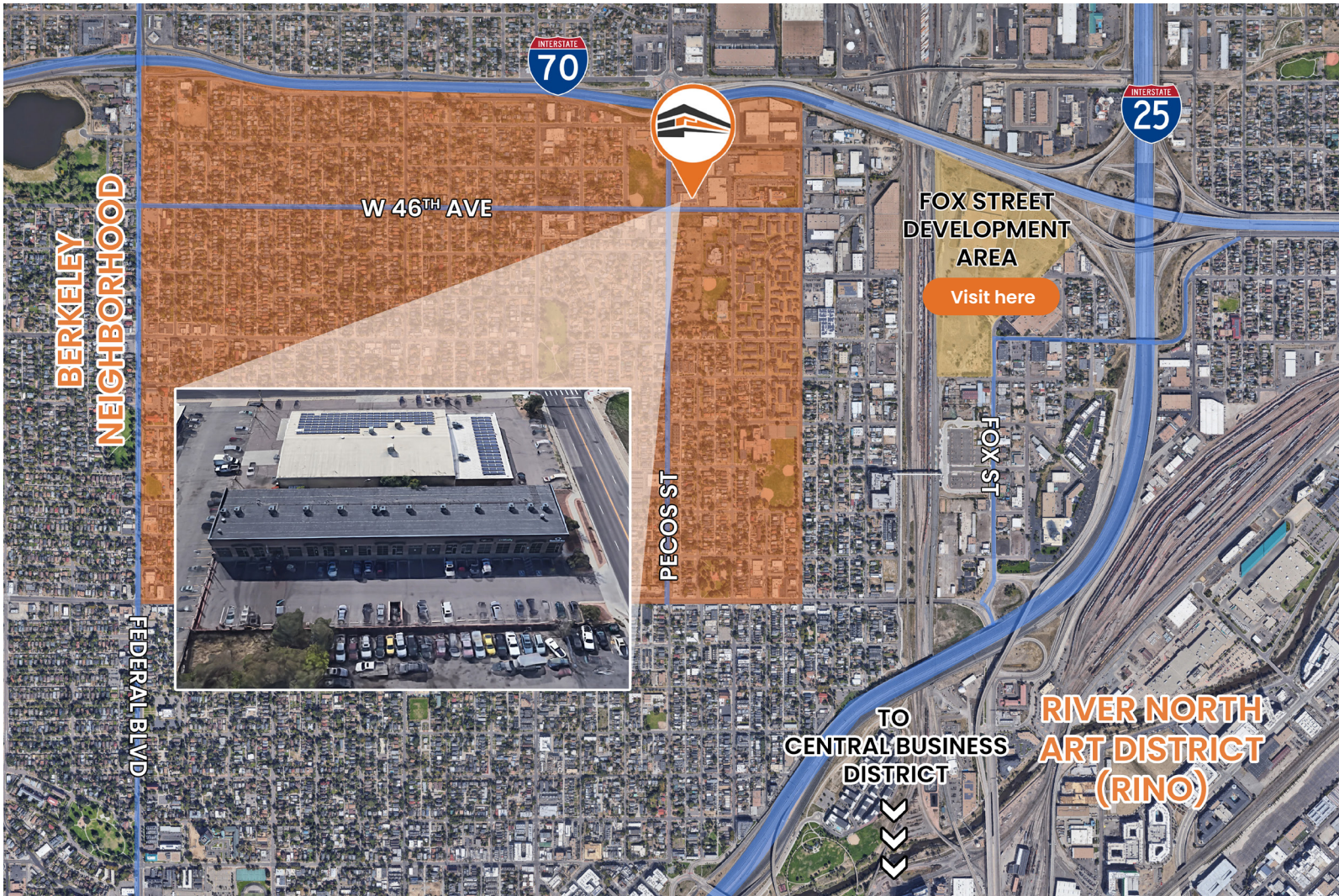
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