

# 1701

**WEST COLFAX AVENUE**

DENVER, CO 80204

**17,889 SF OFFICE & WAREHOUSE  
FOR LEASE**



**W COLFAX AVE VISIBILITY  
WITH 20,000 VPD EXPOSURE**

**West Colfax Avenue**

**CUSHMAN &  
WAKEFIELD**

# PROPERTY OVERVIEW

11701 WEST COLFAX AVENUE  
DENVER, CO 80204



|                  |  |
|------------------|--|
| Total Available  | 17,889 SF (3 Buildings)  |
| Office Size      | 1,155 SF (Stand Alone Building)  |
| Clear Height     | 15'  |
| Loading          | 1 Dock-High Door<br>1 Drive-In Door (10'x10')                                      |
| Sprinkler System | Yes  |
| Power            | 1200a (TBV)  |
| Signage          | Large Billboard Signage Opportunity  |
| Misc             | Warehouse includes 2 fans, only one column line,<br>and completely fenced + secure |
| Lease Rate       | Contact Brokers  |
| TAXES            | \$4.48/SF (2026)   |



# SITE PLAN



# 1701 WEST COLFAX AVENUE

DENVER, CO 80239



## DRIVE TIMES

| DESTINATION   | DRIVE TIMES | MILES      |
|---------------|-------------|------------|
| Downtown      | 5 Minutes   | 0.9 Miles  |
| I-25          | 5 Minutes   | 1.4 Miles  |
| I-70          | 8 Minutes   | 4.4 Miles  |
| DEN (Airport) | 30 Minutes  | 21.8 Miles |

FOR MORE INFORMATION, PLEASE CONTACT:

**DREW MCMANUS**, SIOR  
Vice Chairman  
+1 303 813 6427  
drew.mcmanus@cushwake.com

**BRYAN FRY**, SIOR  
Senior Director  
+1 303 312 4221  
bryan.fry@cushwake.com

**RYAN SEARLE**, SIOR  
Senior Director  
+1 303 813 6499  
ryan.searle@cushwake.com

**SHANNON MCBROOM**  
Associate  
+1 303 209 3685  
shannon.mcbroom@cushwake.com

1401 Lawrence Street, Suite 1100 / Denver, Colorado 80202 / T +1 303 292 3700 / [cushmanwakefield.com](http://cushmanwakefield.com)