

Central Denver Office Space For Lease

400 W. 48th Ave., Denver, CO 80216

Building Signage Available



400 W 48th Ave. is northwest of Denver’s Central Business District and adjacent to the thriving Rino neighborhood. The building is home to well-known tenants such as Sunflower Bank, and Milgard Custom Doors and Windows. The building sits at the intersection of I-70 and I-25 offering tenants premier visibility and access. The building is well-maintained and offers tenants quality amenities such as a fitness facility (with men’s and woman’s showers and lockers), and abundant free parking. Building parapet signage available! Up to 69,040 SF available. Suite 105 is 10,582 RSF of contiguous space with a large glass garage door and private outdoor space in white box condition. Suite 200 is 11,580 RSF of contiguous space and offers 15 private offices, open design for workstations, large conference room, medium conference room, and a kitchen/breakroom. Suite 250 consists of 16,540 RSF, multiple private offices and open space, large conference rooms, oversized breakroom, private bathrooms and direct parking lot access. Suite 300 is 30,338 RSF of custom build-out, high-end finishes. TI’s available and negotiable.

Building Overview

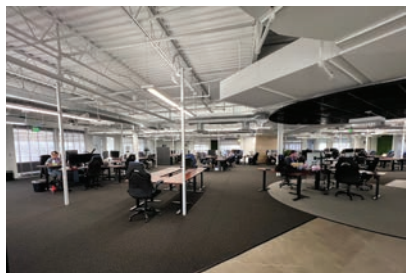
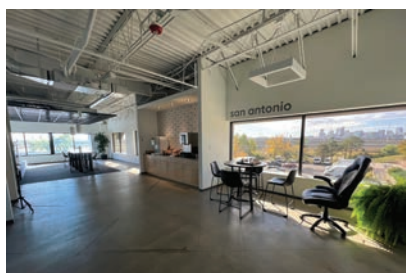
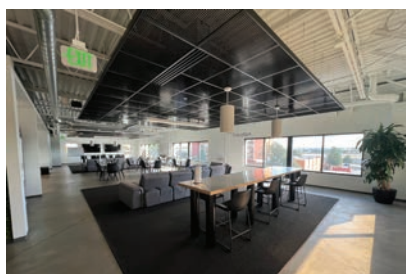
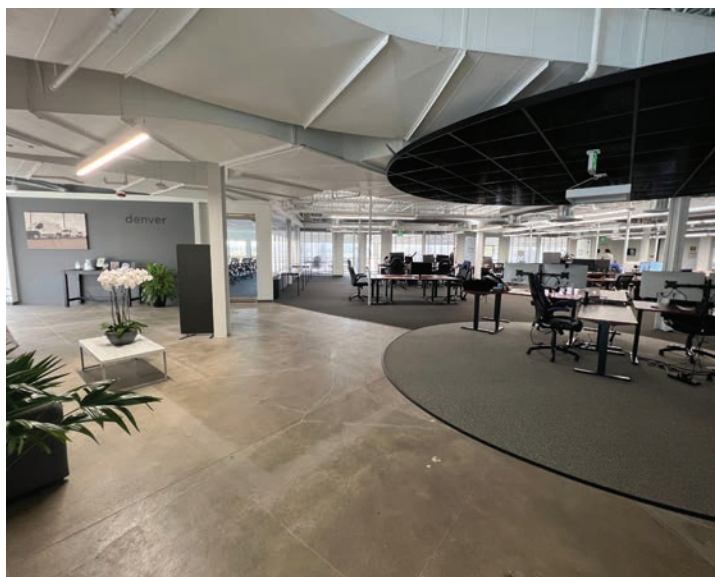
Building:	93,959± RSF
Parking:	355 Surface Spaces (3.62:1,000 ratio)
YOC:	1973 / 1993 / 2022
Available:	10,582 - 69,040 ± RSF (non-contiguous)

Leasing Information

Lease Rate:	\$17.00 - \$25.00/SF NNN
Est. NNN's:	\$10.72/RSF
Terms:	3-10 Years

Suite 300:

- ◆ Premier 3rd Floor Space
- ◆ Turn-Key with High-End Finishes
- ◆ 30,338 SF Available for Occupancy
- ◆ 7 Conference Rooms
- ◆ 11 Private Offices
- ◆ Open Design for Workspaces
- ◆ Private Restrooms
- ◆ Beverage Station
- ◆ State-of-the-Art Executive Boardroom
- ◆ Coffee/Juice Bar
- ◆ Unabstructed view of Downtown Denver

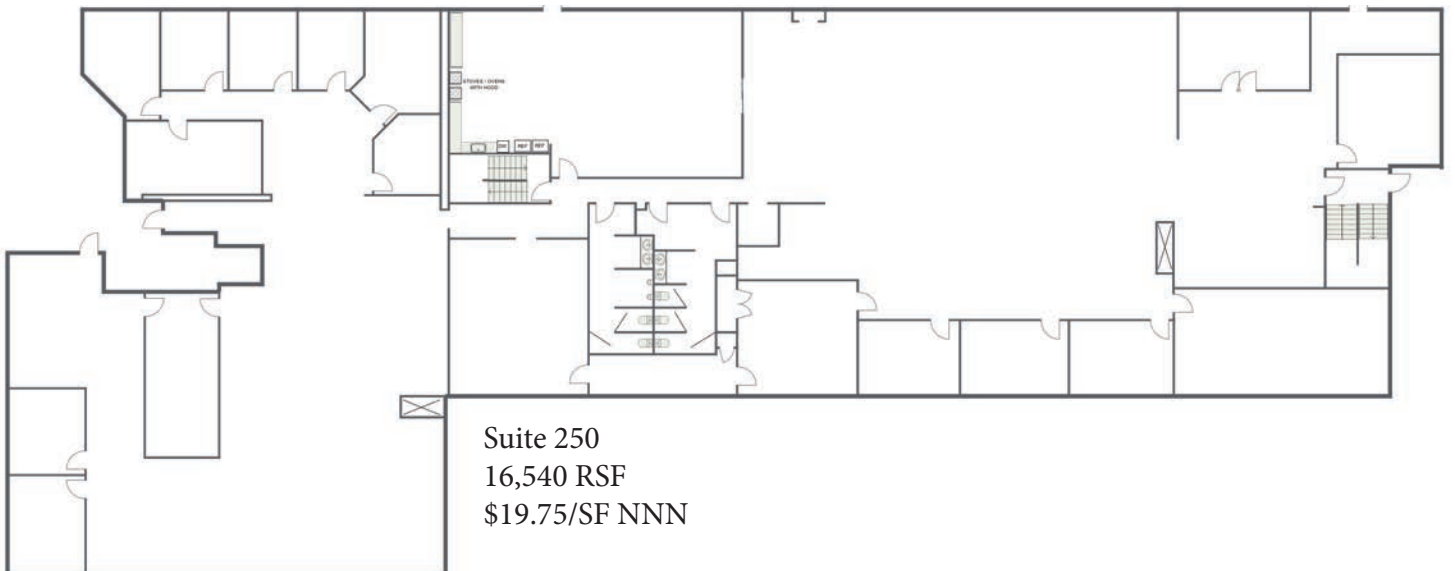


Suite 300
30,338 RSF
\$25.00/SF NNN



Suite 250:

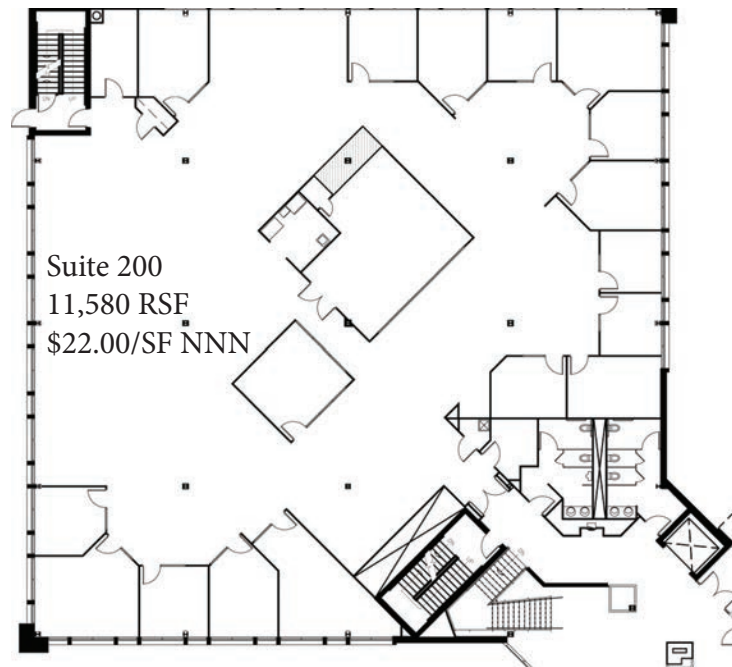
- ◆ 2nd Floor Suite with direct parking lot access
- ◆ 16,540 RSF available for occupancy
- ◆ Mix of Private offices & open floor workspace
- ◆ In-suite restrooms & break room
- ◆ Large conference rooms
- ◆ Opportunity for additional storage
- ◆ Abundance of natural light



Suite 200:

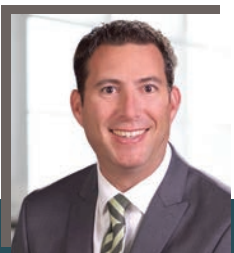
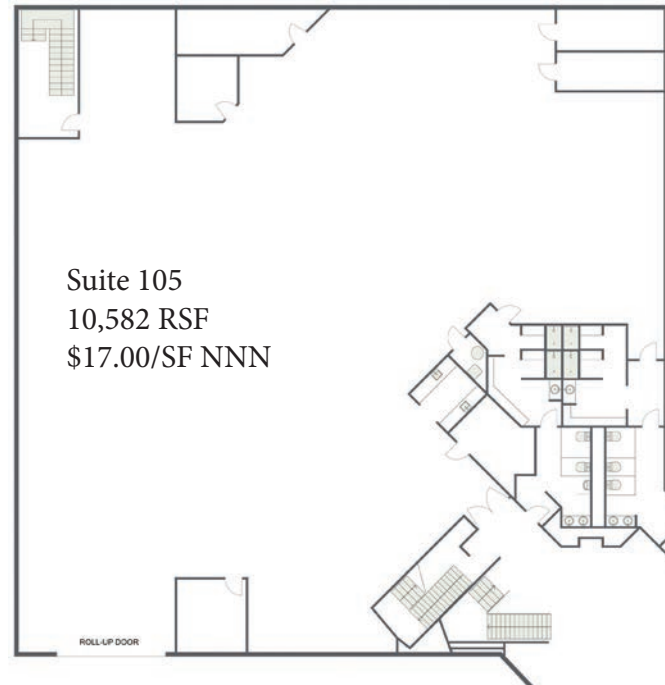
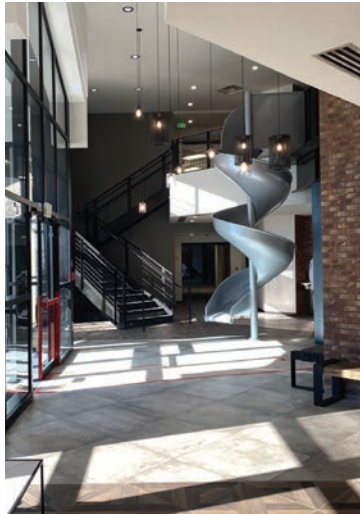


- ◆ Premier 2nd Floor Suite
- ◆ Turn-Key Space
- ◆ 11,580 SF Available for Occupancy
- ◆ 15 Private Offices
- ◆ Open Design for Workstations
- ◆ Large Conference Room
- ◆ Medium Conference Room
- ◆ Kitchen/Break room

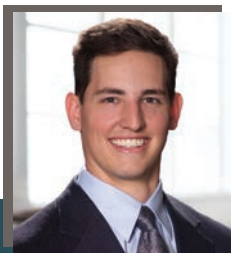


Suite 105:

- ◆ Ease of access 1st Floor Suite
- ◆ White-Box Condition
- ◆ 10,582 SF Available for Occupancy
- ◆ Ready to be Customized to Tenant's Specific Needs
- ◆ TI Available & Negotiable
- ◆ Suite Offers Roll-up Garage Door



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