

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Central Denver Office Space For Lease

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



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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 Fluid Truck, Sunflower Bank, Colorado Uplift, and Milgard. 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 & women's showers and lockers), and abundant free parking. Building parapet signage available! 21,164 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 10,582 RSF of contiguous space and offers 15 private offices, open design for workstations, large conference room, medium conference room,, and a kitchen/breakroom. TI's available and negotiable.

Building Overview

Building:	93,959± RSF
Available:	10,582 - 21,164 ± RSF (non-contiguous)
Parking:	355 Surface Spaces (3.62:1,000 ratio)
YOC:	1973 / 1993 / 2022

Leasing Information

Lease Rate:	\$20.00-24.00/SF NNN
Est. NNN's:	\$10.72/RSF
Terms:	5-10 Years

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