

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Central Denver Restaurant 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 adjacent office building is home to well-known tenants such as Fluid Truck, Sunflower Bank, Colorado Uplift, 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.

This building was once home to a Village Inn restaurant and is currently operated as a ghost kitchen. The building includes a fully functioning commercial kitchen, new walk-in coolers, and a dedicated dumpster and grease trap enclosure adjacent to the kitchen for tenant's exclusive use. Abundant free parking on-site and building signage available!

Building Overview

Building:	5,004± RSF
Available SF:	5,004 - w/add'l 4,579 basement storage
Parking:	355 Surface Spaces (3.62:1,000 ratio)

Leasing Information

Lease Rate:	\$15.00/SF NNN
Est. NNN's:	\$10.16/RSF
Terms:	3-10 Years

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