



FOR LEASE $\pm$ 33,506 SF

DENVER BUSINESS CENTER

11100 E 55TH AVENUE UNIT A
DENVER, CO 80239



CUSHMAN &
WAKEFIELD



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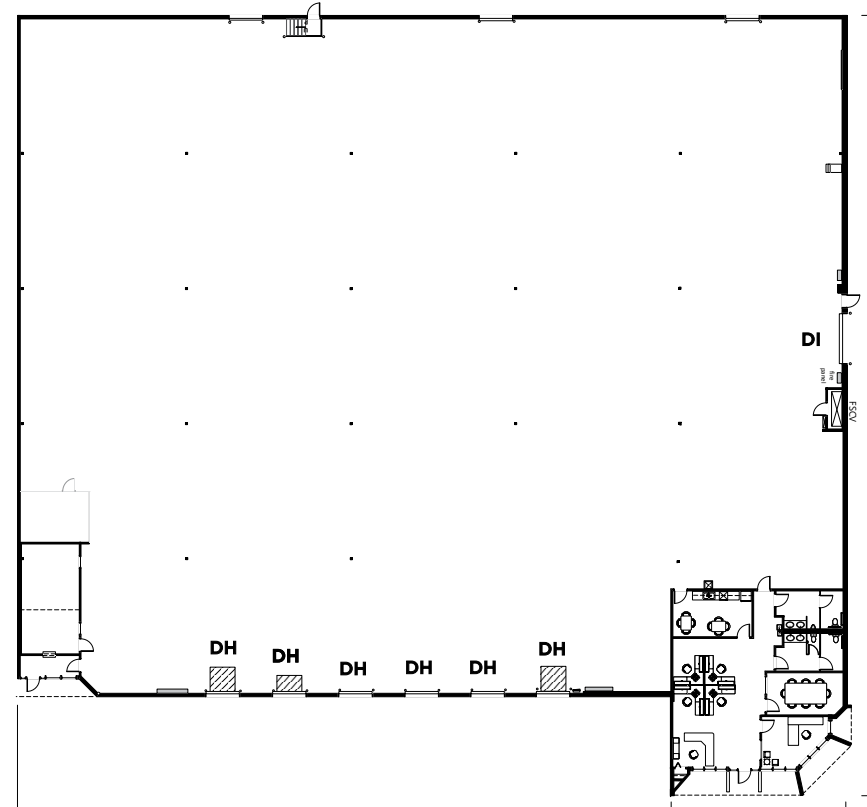
Property Features

Available:	±33,506 SF
Office:	±2,261 SF
Loading:	6 Dock high doors 1 Drive-In door (12' x 14') 1 Rail door
Clear Height:	23'
Power:	400 Amps, 277/480V, 3-phase (TBV)
Zoning:	I-1
Lease Rate:	To Quote

Additional Highlights

Flexible Lease Terms
Highly Functional End Cap Unit with Heavy Parking
New Carpet/Paint & LED Lighting
Strong Corporate Image in an Improved Business Park
Lighted Interchange with Immediate Access to I-70 & I-225
Immediate proximity to Denver International Airport & Downtown Denver.
Rail Available: Subject to Track Agreement

SITE PLAN



FOR MORE INFORMATION, CONTACT:

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