



FOR LEASE $\pm$ 19,455 SF

DENVER BUSINESS CENTER

11101 E. 53RD AVENUE, UNIT C
DENVER, CO 80239



CUSHMAN &
WAKEFIELD



DENVER BUSINESS CENTER

11101 E. 53RD AVENUE, UNIT C

Property Features

Available:	±19,455 SF
Office:	±331 SF
Loading:	4 Dock-high doors (1 with leveler) 2 Rail doors
Clear Height:	22'
Sprinklers:	Yes
Column Spacing:	32' 6" x 39' 7" (typical)
Lease Rate:	To quote

Additional Highlights

Flexible Lease Terms

New Carpet/Paint & LED Lighting

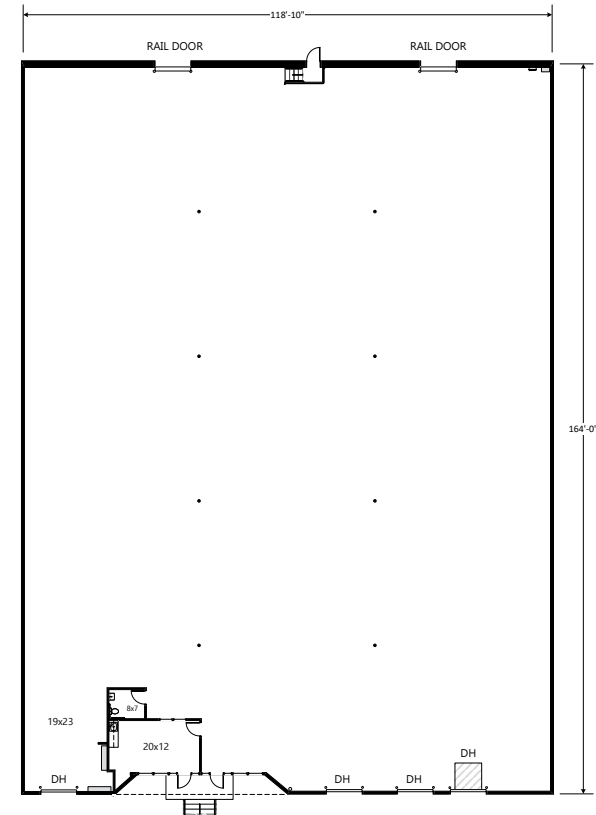
Strong Corporate Image in an Improved Business Park

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:

Drew McManus, SIOR
+1 303 810 8633
drew.mcmanus@cushwake.com

Matt Trone, SIOR
+1 303 619 9487
matt.trone@cushwake.com

Ryan Searle
+1 720 260 5859
ryan.searle@cushwake.com

Joey Trinkle
+1 936 355 7615
joey.trinkle@cushwake.com