



FOR LEASE ±20,987 SF

## DENVER BUSINESS CENTER

11600 E 53RD AVENUE, UNIT A  
DENVER, CO 80239



CUSHMAN &  
WAKEFIELD



# DENVER BUSINESS CENTER

## 11600 E 53RD AVENUE, UNIT A

### Property Features

|               |                                                  |
|---------------|--------------------------------------------------|
| Available:    | ±20,987 SF                                       |
| Office:       | ±1,210 SF                                        |
| Loading:      | 3 Dock high doors<br>1 Drive-in door (12' x 14') |
| Clear Height: | 23'                                              |
| Power:        | 400 Amps, 277/480 Volt<br>3-phase, (TBV)         |
| Zoning:       | I-1                                              |
| Lease Rate:   | To Quote                                         |

### Additional Highlights

Rail Available: Subject to Track Agreement

Flexible Lease Terms

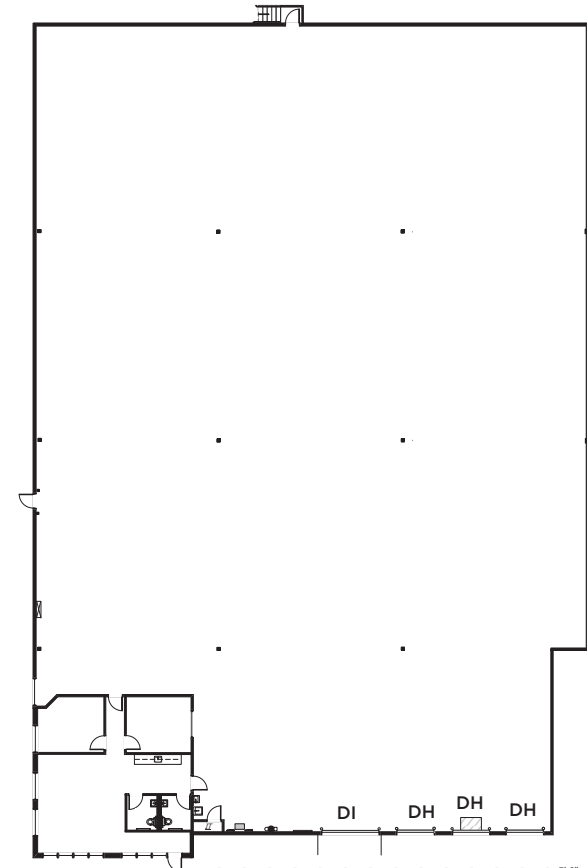
Highly Functional End Cap Unit

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.



### FOR MORE INFORMATION, CONTACT:

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