



4250 Broadway Denver, CO 80216



Size
26,525 SF (Divisible to 8,394 SF)



Loading
2 Dock high / 2 Drive in



Ceiling height
14' - 20'



Sprinklers
Yes



Lease Rate/OPEX
\$7.50 - 7.90 PSF NNN / \$ 2.25 PSF



Location/Zoning
Denver County / I-A



Interstate Access



Property Highlights

- Central Denver Infill Location
- Great access to I-25 and I-70
- Drive through loading
- Located within the Denver County Enterprise Zone

DRIVE TIMES



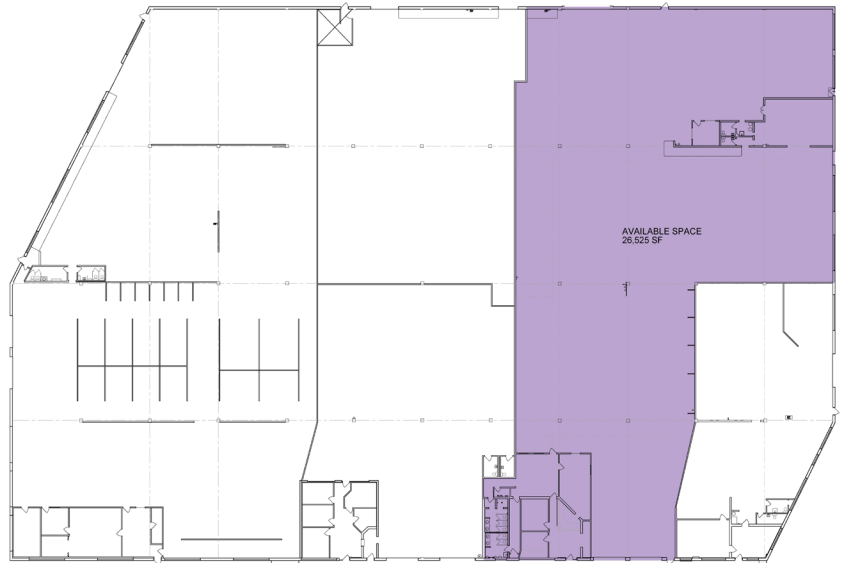
I-25 / I-70



CBD



DIA



For more information please contact:

Jason White
+1 303 390 5200
jason.white@am.jll.com

Carmon Hicks, SIOR
+1 303 217 7975
carmon.hicks@am.jll.com



Jones Lang LaSalle Brokerage, Inc.

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.