

FOR SALE OR LEASE

GATEWAY VII

4347 AIRPORT WAY, DENVER, CO




Jones Lang LaSalle Brokerage, Inc.

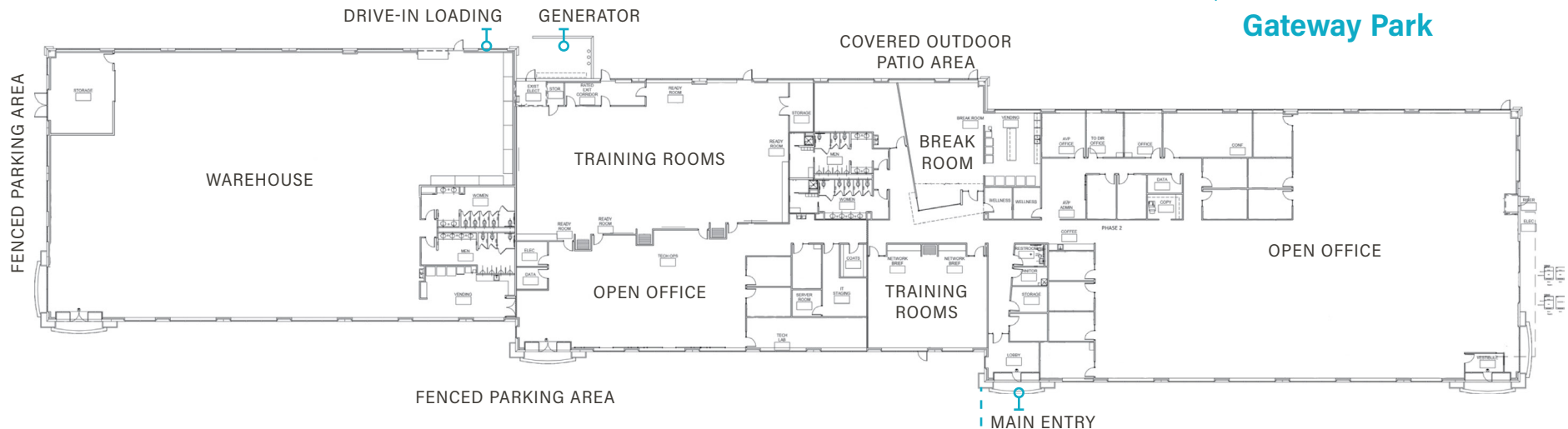
43,585 SF FLEX BUILDING

NEW SALE PRICE: \$8,600,000



LARGEST BLOCK OF HIGH IMAGE FLEX SPACE IN THE EAST/NORTHEAST MARKET

 Prime location within
Gateway Park



BUILDING HIGHLIGHTS



43,585 SF total

30,427 SF OFFICE
13,630 SF WAREHOUSE



FENCED, GATED &
SECURED PARKING

6.0/1,000 SF



LOADING
**1 drive-in door
(10'x14'); additional
doors possible**



**BACK-UP
GENERATOR**

CUMMINS 250KW & 400
AMP TRANSFER SWITCH



Built in 2006

(NEW BUILDING FINISHES
FROM SHELL CONDITION
COMPLETED IN 2013)



SALE PRICE REDUCED
\$10,657,000
\$8,600,000



OP EX
\$8.21/SF (2023)



CLEAR HEIGHT
14' TO DECK



Lease rate:
Contact Broker



100% HVAC

COLORADO

**4TH Best Place
FOR BUSINESS**

CNBC, 2022

**6TH Highest Real GDP
GROWTH IN THE U.S.**

Biz West, 2022

**7TH Top Job Markets
IN THE NATION**

Wall Street Journal, 2022



**15 minutes to DIA via
car or rail**



**5 Minute drive to Gateway
Park light railstop**



**25 Minutes to
Downtown via car or rail**

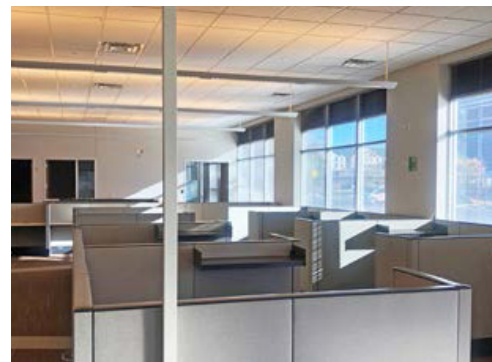


**Adjacent to miles of
bike/hike trails**



**Convenient access
to/from Denver Metro**

Gateway Park is located in northeast Denver, a vibrant area experiencing explosive residential and commercial growth in the past few years. Less than half a mile to Pena Blvd. and less than 1 mile to the Gateway Park commuter rail station and RTD Park-n-Ride, this property has easy access to all of Denver and beyond. Abundant retail amenities and close proximity to DIA and Buckley Air Force Base make this a perfect location for corporate tenants.



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FOR MORE INFORMATION, CONTACT:



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Enterprise Zone
Located within an enterprise zone

Amenities
Walking distance to retail amenities

Access
Quick access to I-70, I-225, E-470 & Pena Blvd.

	2 MILES	5 MILES	10 MILES
2022 Population	46,142	220,367	829,523
2022 Households	14,071	71,282	328,791
Avg. Household Income	\$82,306	\$82,961	\$94,657