

**Institutional Quality Central
Office/Warehouse for Sale**

2570 W. 8TH AVE
DENVER, COLORADO 80204

SALE PRICE:
\$2,950,000.00



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2570 W. 8TH AVE

INSTITUTIONAL QUALITY CENTRAL OFFICE/WAREHOUSE FOR SALE

OFFERING / OVERVIEW

2570 W. 8TH AVENUE, DENVER COLORADO, 80204 presents a rare opportunity to acquire a turnkey, high-end industrial designed office & warehouse space with a central Denver location. The 10,853 SF masonry building has been fully remodeled to a premium standard, seamlessly blending an upscale creative office environment with functional warehouse space — no detail overlooked. The property features an abundance of natural light through windows, skylights, and glass roll-up loading doors, along with 18 private offices and variety of meeting rooms. Centrally located with direct two-turn access to I-25 and just minutes from Downtown Denver, the building is well-suited for an owner-user seeking a distinctive headquarters, creative office, or warehouse operation.

HIGHLIGHTS:

- New TPO 90 mil roof installed in 2024
- High-quality finishes that can support and enhance a business's brand identity
- Functional glass loading doors
- Abundant natural light throughout
- Upscale finishes throughout the building
- Close proximity to ongoing redevelopment including Future Denver Broncos Stadium
- Convenient access to public transportation
- Easy access to I-25 and 6th Avenue

AERIAL



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BUILDING INFORMATION



Building Size: 10,853 SF



City/County: Denver



Office Size: 6,000 SF (fully temp controlled)



Clear Height: 12'Ft



Warehouse: 4,853 SF (natural path to more)



Loading: 4 dock high (3 are glass doors)



Site Size: 14,231 SF



Heat: Gas forced in Warehouse



Zoning: I-A



A/C: In office areas.



Property Tax: \$39,288.38 (2025)



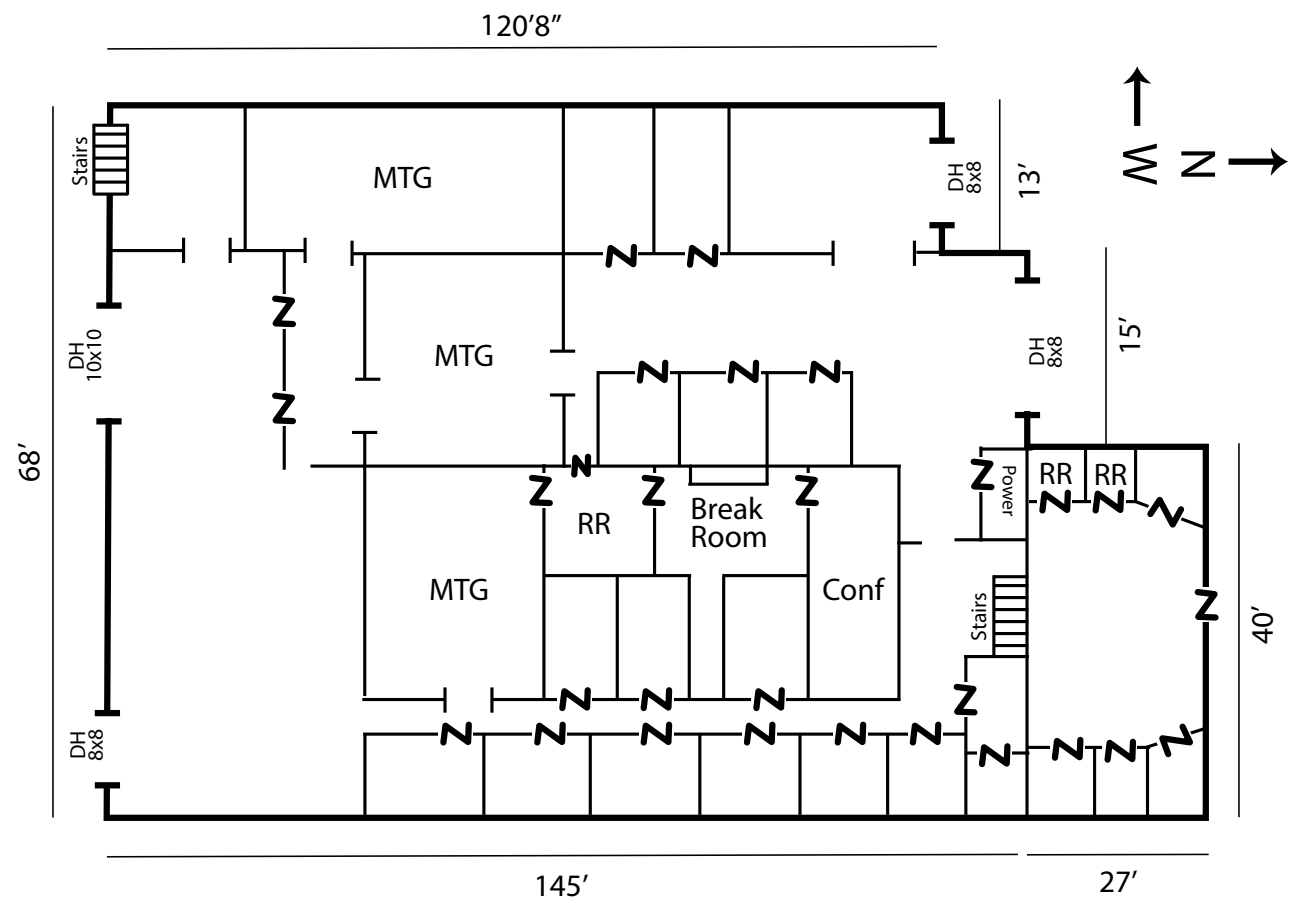
Power: 3 phase (TBV) — Xcel Energy

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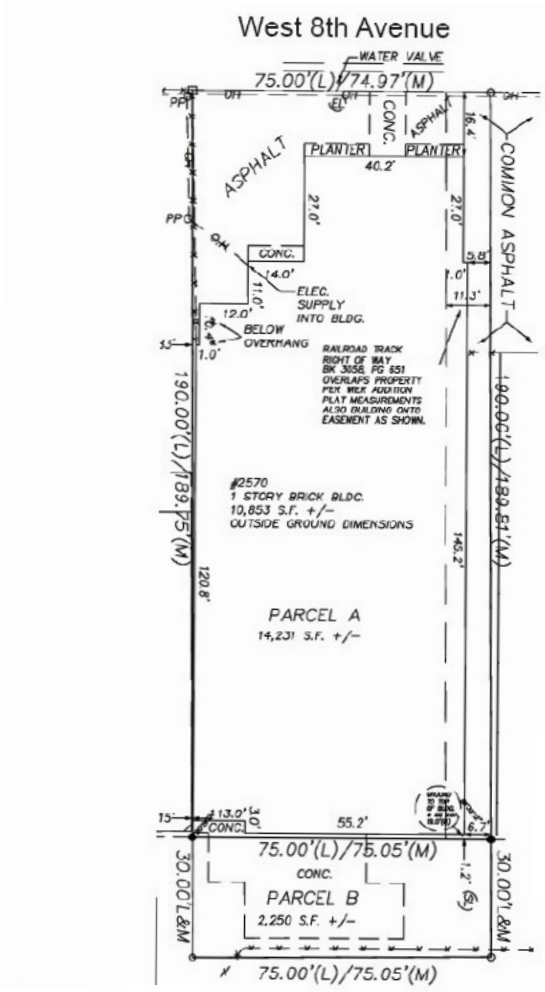
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FLOOR PLAN



SURVEY



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WAREHOUSE FOR SALE: \$2,950,000.00



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