

2727 W. 5th AVENUE

DENVER, COLORADO 80204

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



FOR LEASE

Rare Central Location at 6th Avenue and I-25

AVAILABLE SPACE: 14,280 SF

OFFICE: ± 4,195 SF

PROPERTY HIGHLIGHTS

- 6th Avenue visibility
- High end office finish
- Fenced loading court
- Skylights
- Heavy well distributed power
- Fully temperature controlled space
- Mezzanine space (not in square footage)



**LEASE RATE:
\$9.50/SF NNN**



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com

Gruber

Commercial Real Estate Services

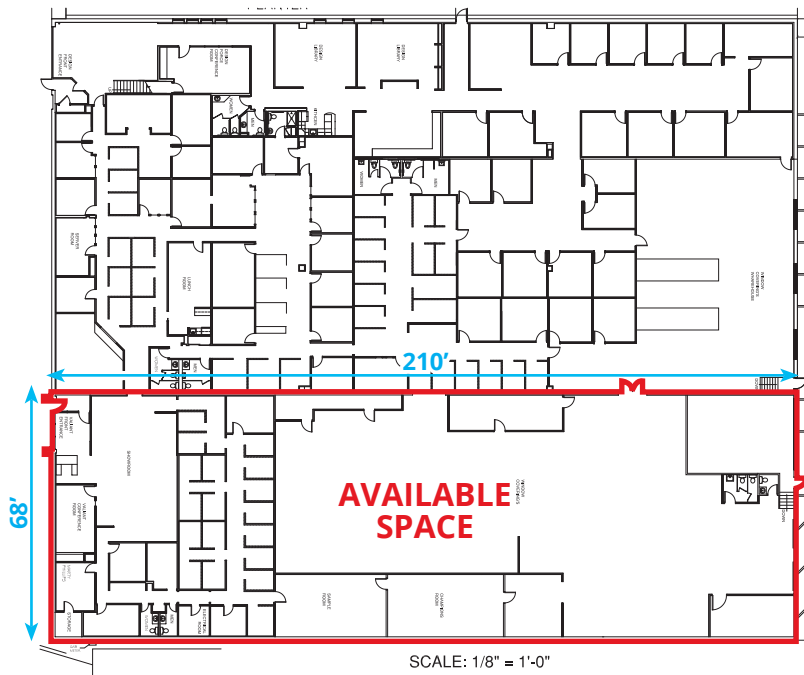
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FLOOR PLAN



PROPERTY DETAILS

- Available Space: 14,280 SF
- Office Size: ± 4,195 SF
- Column Spacing: Clear span
- Heat & A/C: Fully temperature controlled
- Loading: 2 dock-high doors, 2 interior docks
- Power: Heavy power
- Clear Height: 18' ft
- Sprinkler: Yes
- Zoning: I-MX-3
- YOC: 1969
- Taxes Per Foot: \$2.06/SF
- Estimated: \$2.85/SF

AERIAL



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