



AVAILABILITY

SUITE 250	11,765 RSF (DIVISIBLE TO 3,000SF)
LEASE RATE	\$11.00 / RSF / NNN
EXPENSES	\$4.57 / RSF + UTILITIES
AVAILABLE	NOVEMBER 1ST, 2018

PROPERTY FEATURES

- 20% Office / 80% Warehouse
- Warehouse has HVAC and sprinkler system throughout
- 2 Loading docks and 2 grade level doors
- 12'6" Ceiling Height
- Ample parking
- Walking distance to numerous amenities and restaurants, including King Soopers, Snarf's, 3 coffee shops within short walking distance
- Finkel & Garf brewery on-site

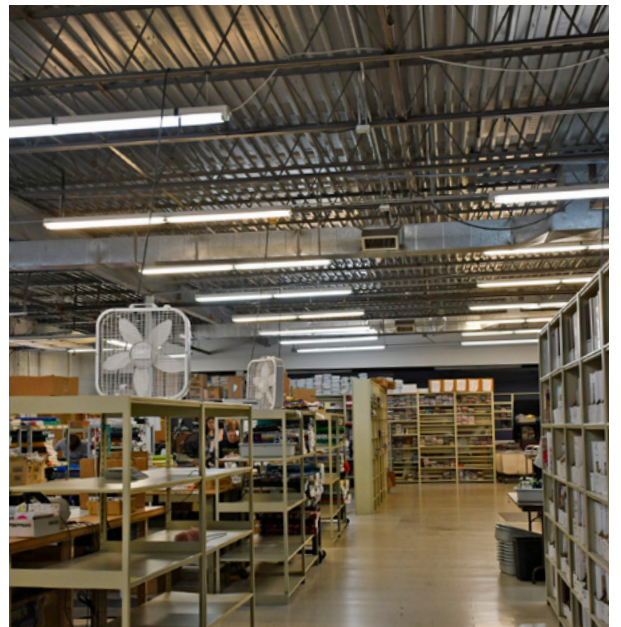
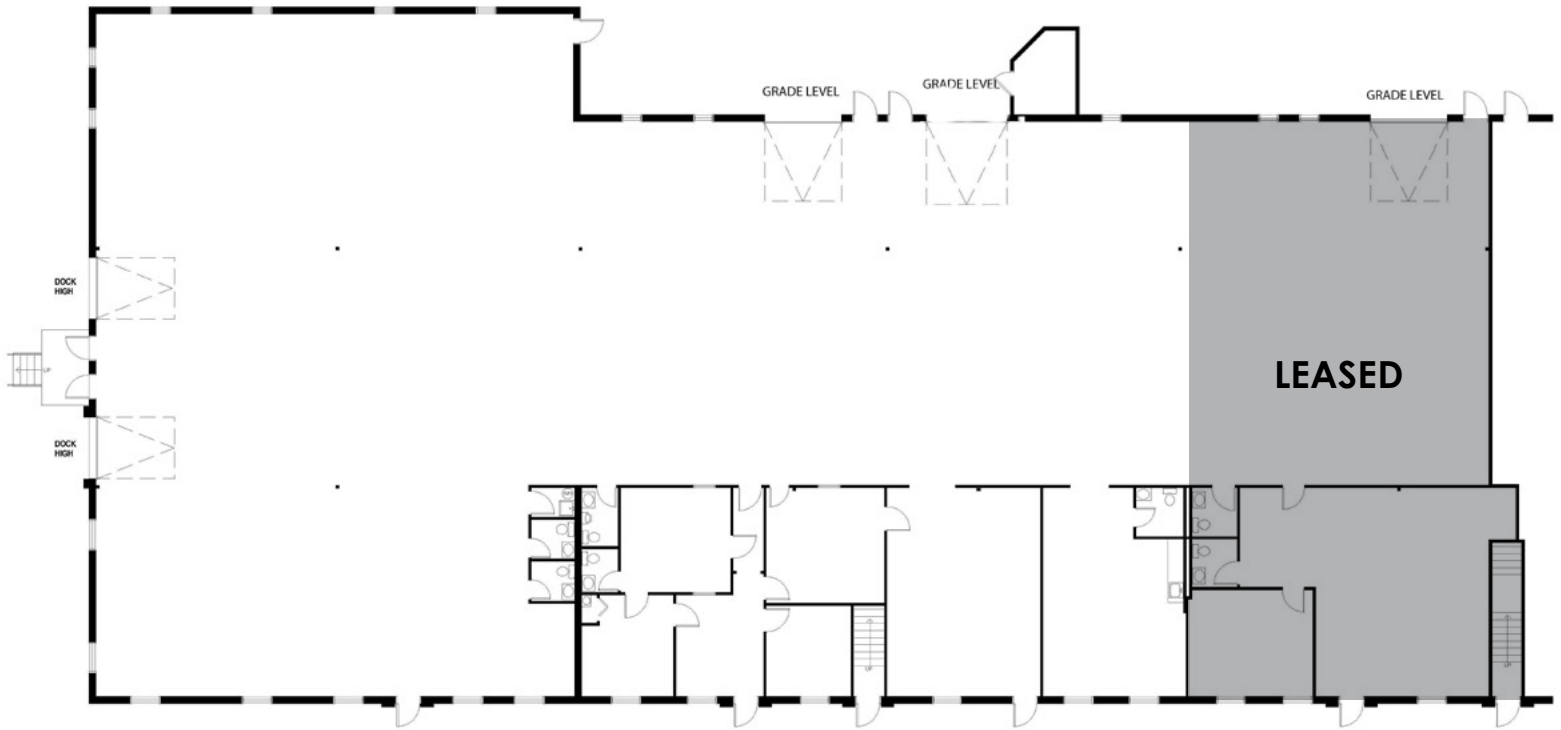


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