

FOR LEASE ±33,506 SF

DENVER BUSINESS CENTER

11100 E 55TH AVENUE UNIT A
DENVER, CO 80239

CUSHMAN & WAKEFIELD | HARRISON PROPERTIES

DENVER BUSINESS CENTER

11100 E 55TH AVENUE UNIT A

Property Features

Available:	±33,506 SF
Office:	±2,261 SF
Loading:	6 Dock high doors 1 Drive-In door (12' x 14') 1 Rail door
Clear Height:	23'
Power:	400 Amps, 277/480V, 3-phase (TBV)
Zoning:	I-1
Lease Rate:	To Quote

Additional Highlights

Flexible Lease Terms

Highly Functional End Cap Unit with Heavy Parking

New Carpet/Paint & LED Lighting

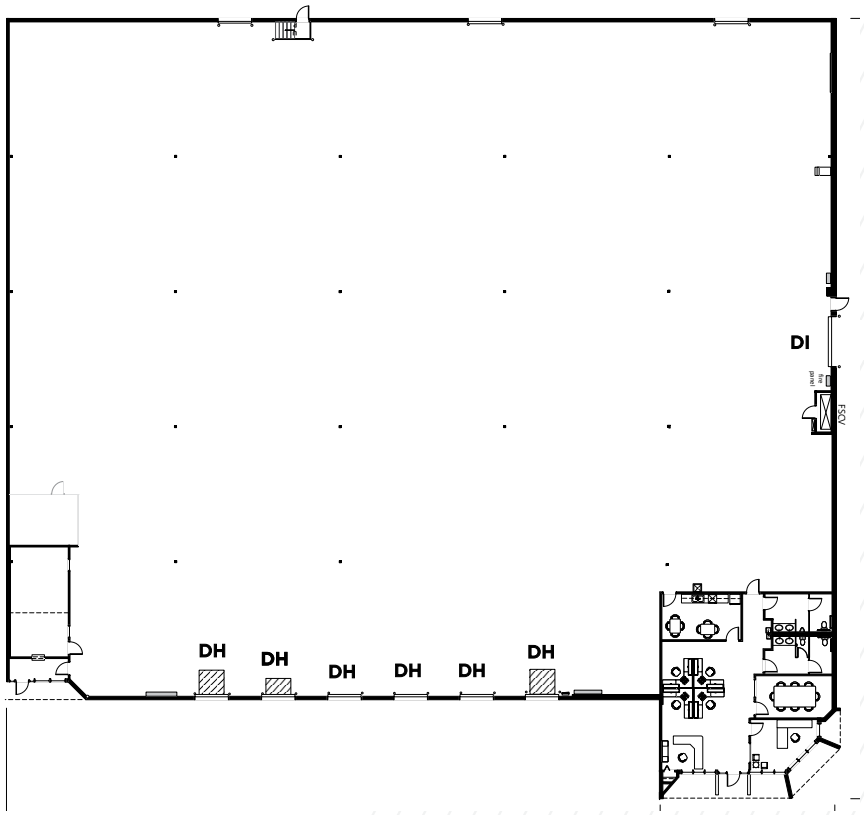
Strong Corporate Image in an Improved Business Park

Lighted Interchange with Immediate Access to I-70 & I-225

Immediate proximity to Denver International Airport & Downtown Denver.

Rail Available: Subject to Track Agreement

SITE PLAN



FOR MORE INFORMATION, CONTACT:

Drew McManus, SIOR
+1 303 810 8633
drew.mcmanus@cushwake.com

Matt Trone, SIOR
+1 303 619 9487
matt.trone@cushwake.com

Joey Trinkle
+1 936 355 7615
joey.trinkle@cushwake.com

Shannon McBroom
+1 303 209 3685
shannon.mcbroom@cushwake.com