



FOR LEASE $\pm$ 26,934 SF

DENVER BUSINESS CENTER

11101 E 53RD AVENUE UNIT A
DENVER, CO 80239



CUSHMAN &
WAKEFIELD



DENVER BUSINESS CENTER

11101 E 53RD AVENUE, UNIT A

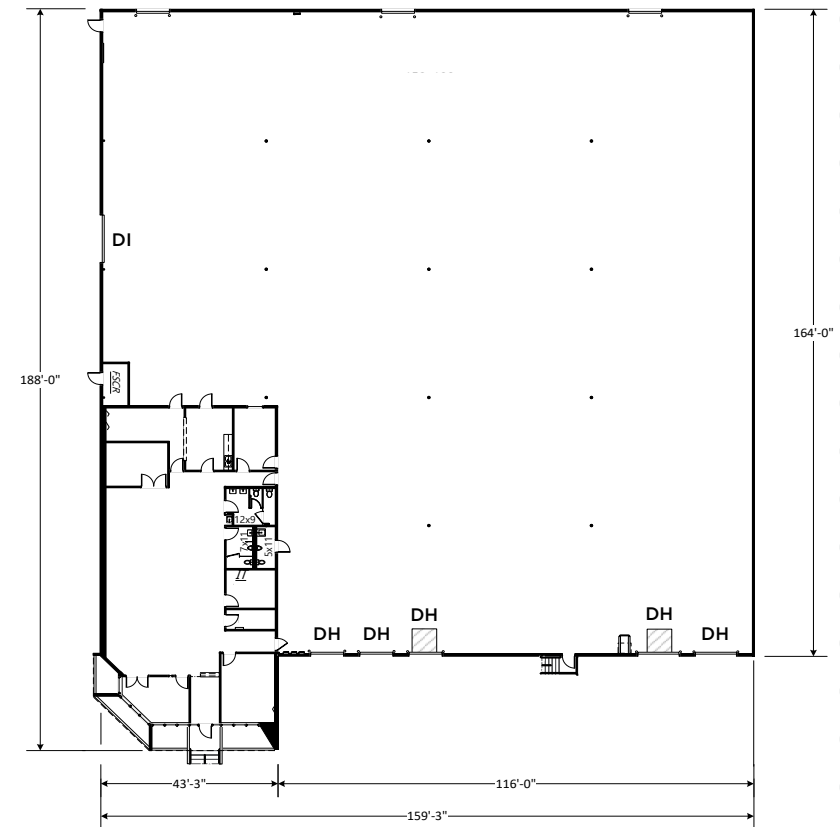
Property Features

Available:	±26,934 SF
Office:	±3,417 SF
Loading:	5 Dock high doors (2 with levelers) 1 Drive-in door (12' x 14')
Clear Height:	22' (to be verified by tenant)
Sprinklers:	Yes
Power:	400 Amps, 120/240 Volt (to be verified by electrician)
Column Spacing:	32'-6" x 39'-7" (typical)
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:

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