



FOR LEASE $\pm 27,837$ SF

DENVER BUSINESS CENTER

11600 E. 53RD AVENUE, UNIT B
DENVER, CO 80239



CUSHMAN &
WAKEFIELD



DENVER BUSINESS CENTER

11600 E. 53RD AVENUE, UNIT B

Property Features

Available:	±27,837 SF
Office:	±1,846 SF
Loading:	5 Dock-high doors (3 with levelers) 1 Drive-in door (12' x 14')
Clear Height:	24'
Sprinklers:	ESFR (to be confirmed)
Power:	200A, 277/480V 3-phase, 4W (to be confirmed by electrician)
Column Spacing:	45' x 40' (typical)
Lease Rate:	To quote

Additional Highlights

Flexible Lease Terms

New Carpet/Paint & LED Lighting

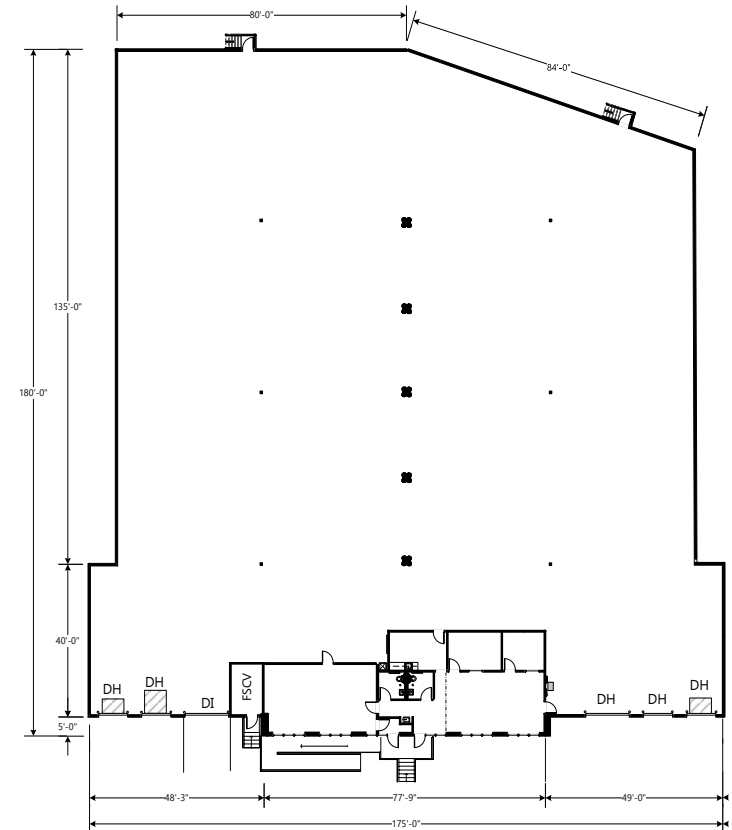
Strong Corporate Image in an Improved Business Park

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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