

SHORT TERM LEASES AVAILABLE!

FOR LEASE

Flex Space with Fenced Yard

1045 W. 45th Ave, Denver, CO

BUILDING DETAILS

AVAILABLE SF	1,000 - 18,574
ASKING RENT (NNN)	\$11-\$15 PSF
ESTIMATED EXPENSES	\$5.99 PSF
AVAILABLE	Now
TI ALLOWANCE	Negotiable
TERMS	Flexible Short Term Leases Available



HIGHLIGHTS

- Versatile Flex Building with Divisible Floor Plans
- Previous Lab and Food Production Space
- Retail Visibility
- 12-20 Ft Clear Height
- 3 Dock Doors & 1 Grade Level with Ramp
- Fenced Yard & Ample On-site Parking



DESCRIPTION

Discover unbeatable flexibility in this versatile commercial building just minutes from downtown Denver. With a mix of warehouse, office, retail, former lab, and food production spaces, this property is ideal for a wide range of users. The building can be divided to accommodate a variety of square footage needs, and short-term leases are available. A massive fenced yard or on-site parking lot with space for 100+ vehicles adds convenience for employees and customers alike. Whether you're scaling up, testing a new concept, or just need space that works now, this building offers the adaptability you're looking for.

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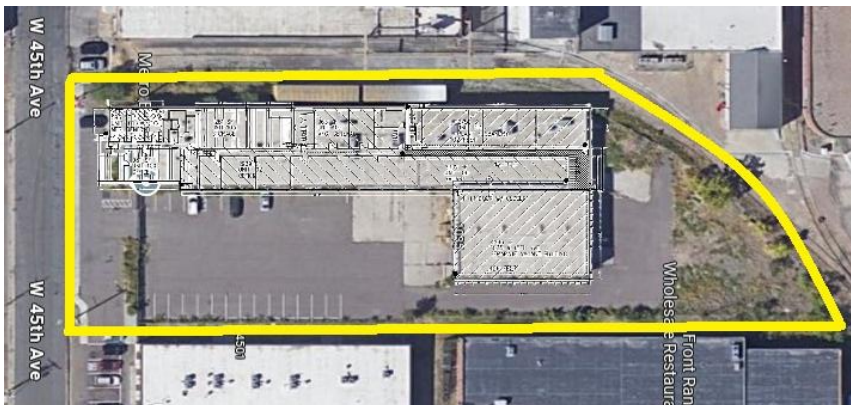
FLOOR PLAN



Green: 4,287 SF Office/Lab/Food Production

Purple: 14,287 SF Warehouse/Office/Manufacturing

*Spaces can be demised smaller on an as-needed basis



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LOCATION



The area around the 41st and Fox Street station, located just north of Denver's Greater Downtown Districts, is experiencing significant growth. Despite the center of population being currently situated to the west of the station where the Subject property is located, ongoing construction on "Fox Island" is introducing a new urban center east of the station. This development benefits residents in Globeville and Sunnyside, which are located on the west side of the rail tracks. The projects underway will contribute an additional 2,331 residences within a quarter-mile radius of the transit station

ABOUT SUNNYSIDE

Once lumped in with the rest of Denver's Northside, Sunnyside has matured into its own identity—the likable and laidback sibling among the city's original neighborhoods. An influx of new eateries and shops (and a light rail stop just across its eastern border) has brought more foot traffic—and driven ongoing conversations about gentrification.

