

FOR LEASE

CROSSROADS COMMERCE PARK

490

EAST 52ND AVENUE

Denver, CO 80216

FENCED YARD POSSIBLE



BUILDING FEATURES

AVAILABLE SF:	30,681 SF
OFFICE SF:	Approximately 2,019 SF
LEASE RATE:	\$9.25/SF NNN
LOADING:	5 dock-high doors (1 with leveler) 4 knockouts 1 drive-in door
SPRINKLER:	ESFR
ZONING:	PUD
YOC:	2018
CLEAR HEIGHT:	24'

- + Easy access to I-25 and I-70
- + New construction
- + Ample parking
- + Enterprise Zone (tax incentives)
- + Energy efficient construction
- + Monument signage available
- + Fenced yard possible



CONTACT US

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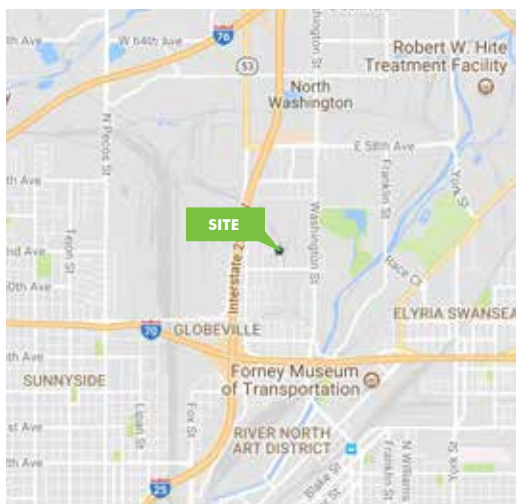
CBRE

490
E. 52ND AVE.
Denver, CO



The site plan shows the proposed building footprint with dimensions and surrounding streets. The building is divided into sections: AVAILABLE (30,681 SF), OCCUPIED (27,302 SF), and PROPOSED BUILDING 3 (TOTAL BLDG: 58,343 GSF). The site plan also shows parking spaces, a loading dock, and a truck turn area. The floor plan shows the interior layout of the building, including the Spec Office Area (2,019 SF) and the Proposed Building 3 (58,343 GSF).

POSSIBLE FENCED YARD



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