



Bryant Street Quad
2480 W. 4th Ave
Denver, CO 80204
(6th & Federal)

PROPERTY FEATURES

- Great warehouse in tight central sub market
- Close proximity to 6th Ave and I-25
- 3 Private Offices
- 5 Restrooms
- Strong ownership

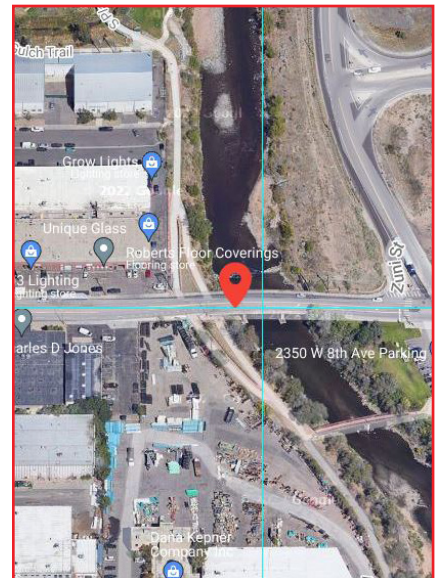
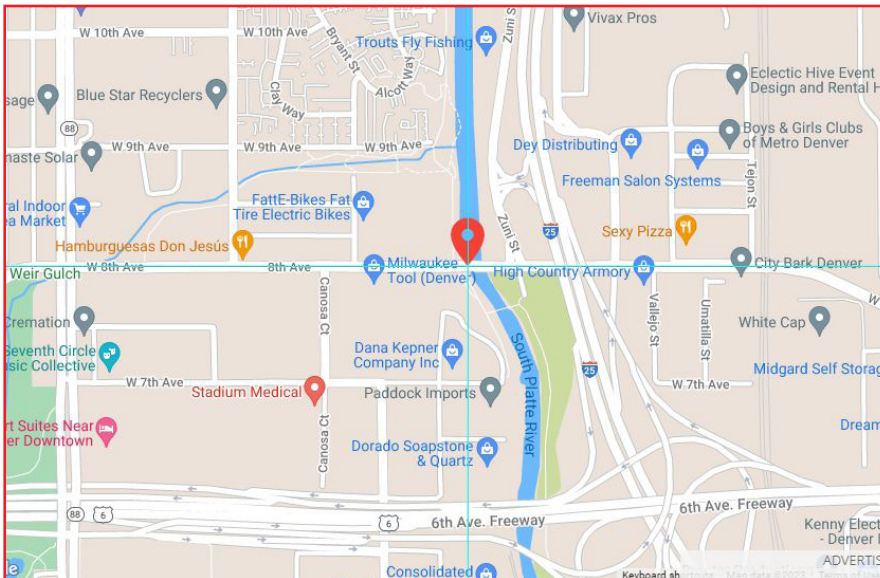
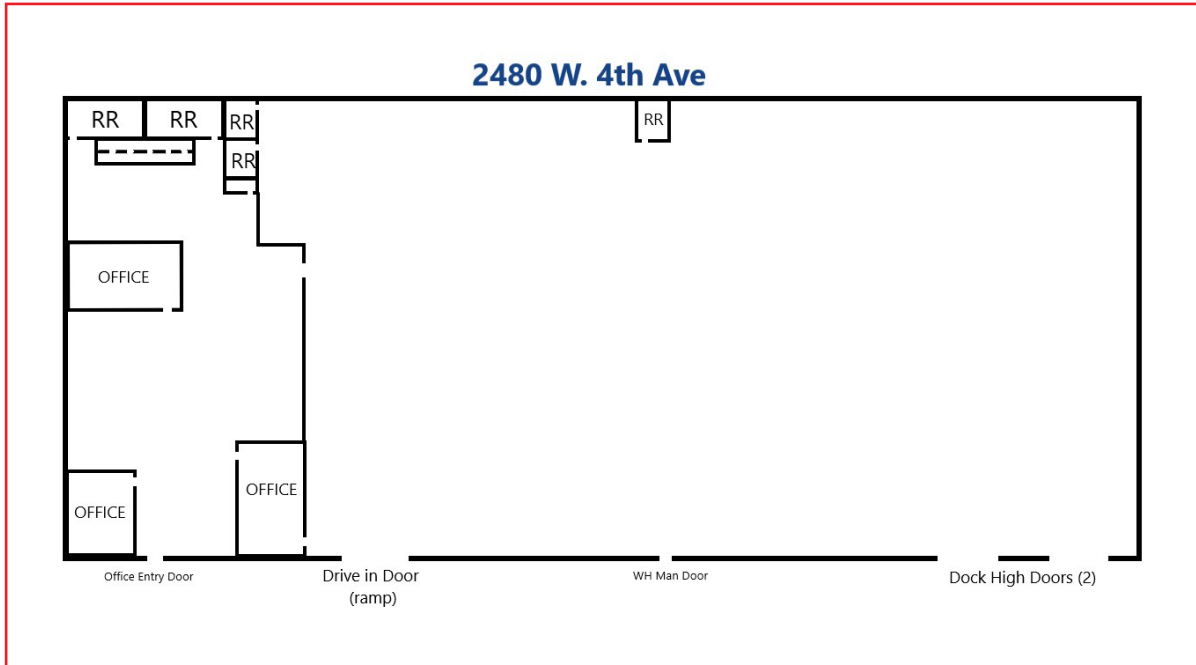
BUILDING SPECIFICATIONS

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|-----------------------|--------------------------------|----------------------|---------------------------------------|
| Size: | 12,793 SF | Zoned: | I-A Denver |
| Lease Rate: | \$8.49/SF NNN | Loading: | 2x Dock High Door 1x Drive In Door |
| Expenses: | \$3.74/SF | Clear Height: | '15 |
| Configuration: | 2,839 SF Office 9,954 SF WH | Term Ending: | 7/31/26 |

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