



LEASE AVAILABLE

400 West 48th Ave Denver, CO 80216

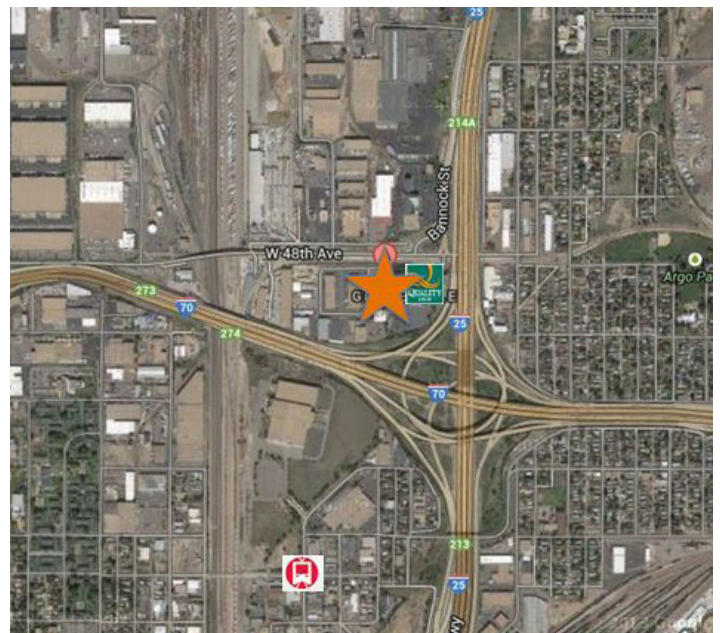
**Start-ups, Central office,
Great open space for Low-Cost**

Space Profile

Premises:	4,00- 33,141 RSF Divisible
Rental Rate:	\$16/SF Gross
Term:	1-10 Yrs
Parking:	Ample Parking

Features

- > Great low-cost alternative to expensive downtown
- > Easy 10 minute drive to downtown & RiNo
- > Terrific city views from 3rd floor
- > Highway visibility w/traffic count over 650,000
- > Showroom space available
- > Tenant improvements available
- > In the Denver Enterprise Tax Zone



For more information:

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Cresa Denver

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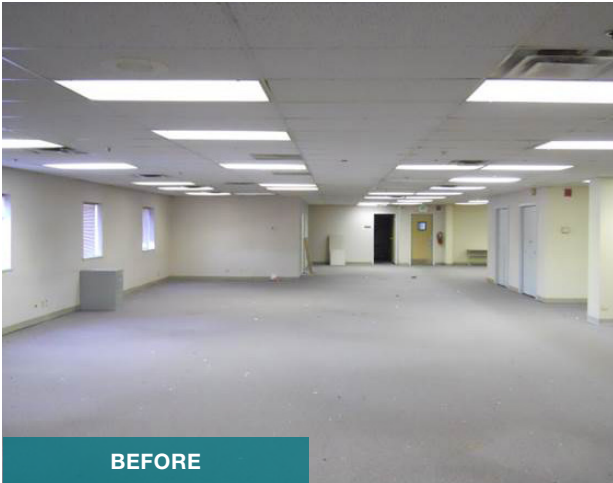
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NW ENTRANCE CURRENT



CONCEPTUAL NW ENTRANCE



BEFORE



AFTER

2nd Floor Remodel - 1st Floor Available



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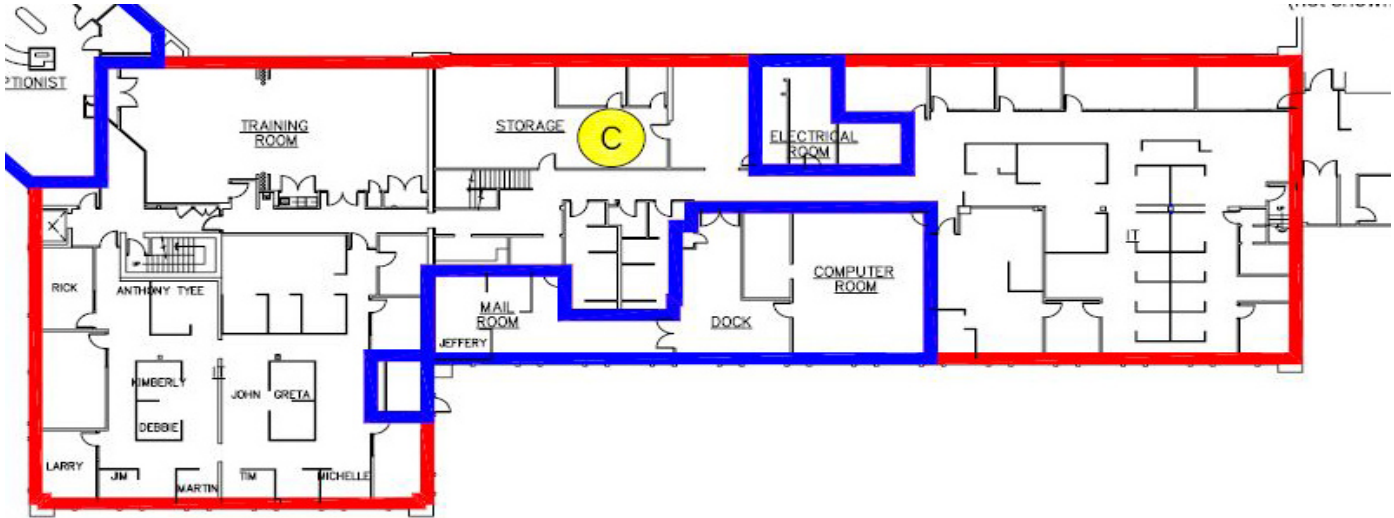
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1st Floor Plan - 16,162 SF Divisible

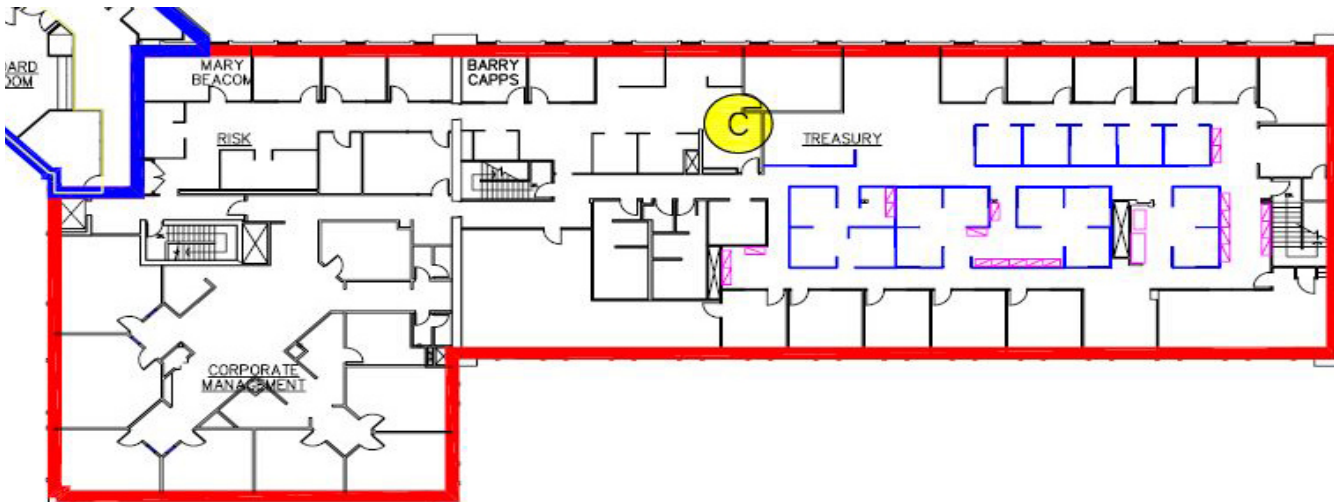


AMERICAN BLUE RIBBON HOLDINGS BUILDING
400 WEST 48TH AVENUE, DENVER COLORADO 80126



FIRST FLOOR PLAN

3rd Floor Plan - 16,979 SF Divisible



THIRD FLOOR PLAN