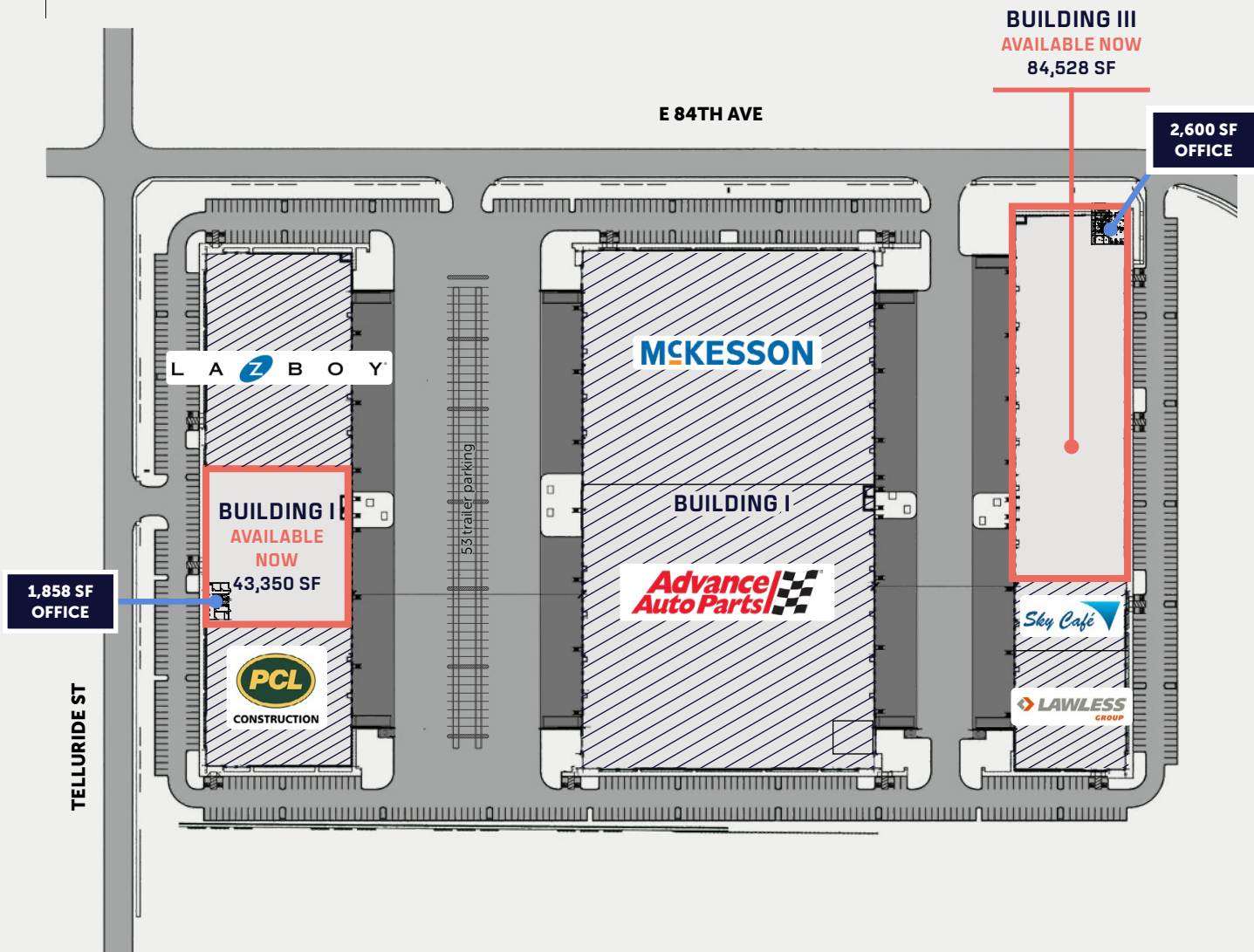


# Ascent Commerce Center

**33-ACRE PARK LOCATED IN COMMERCE CITY, CO  
CLASS A NEW CONSTRUCTION IN NEXUS AT DIA**

16,640 - 84,528 SF spaces available now



# Building I

**AVAILABLE NOW**

**43,350 SF AVAILABLE**  
Available for Immediate Occupancy

# Building III

**AVAILABLE NOW**

**84,528 SF AVAILABLE**  
Available for Immediate Occupancy

## WATER & SEWER

South Adams County

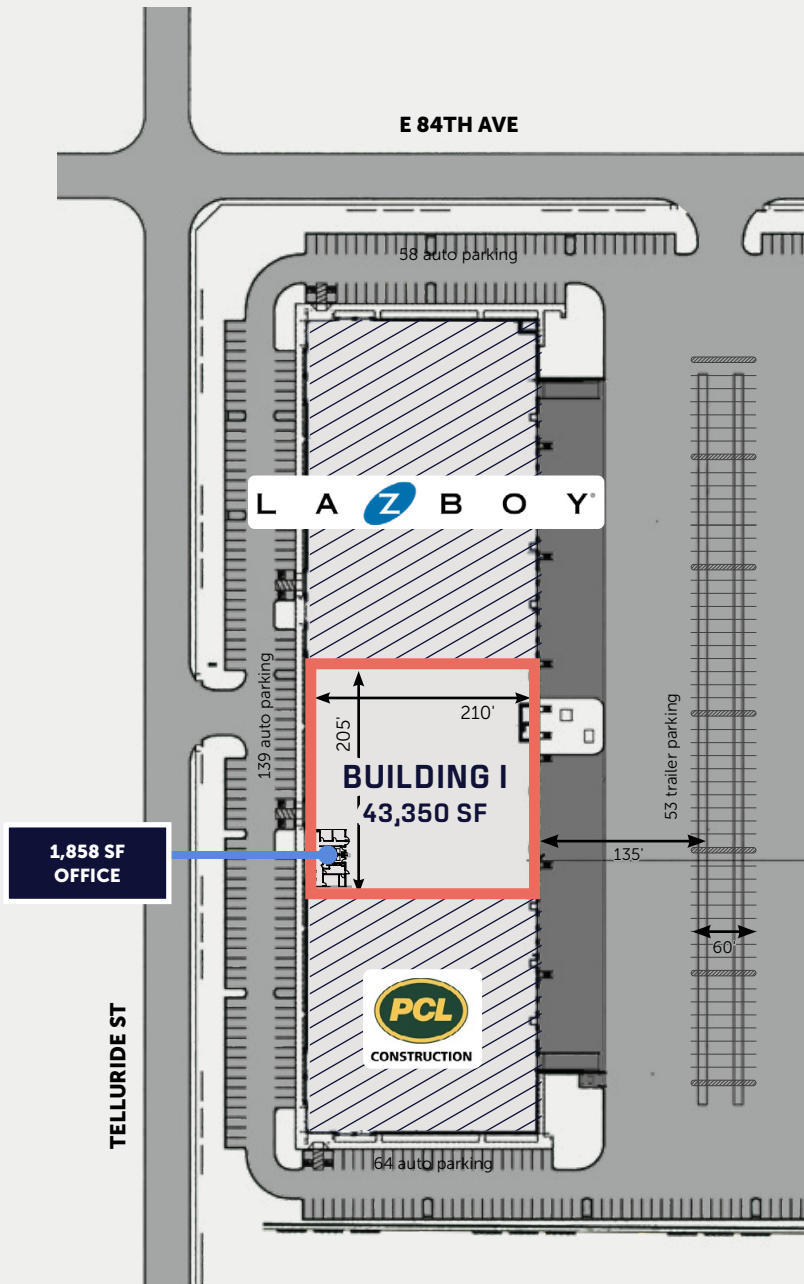
## ELECTRIC

United Power

## GAS

Xcel Energy

AVAILABLE NOW

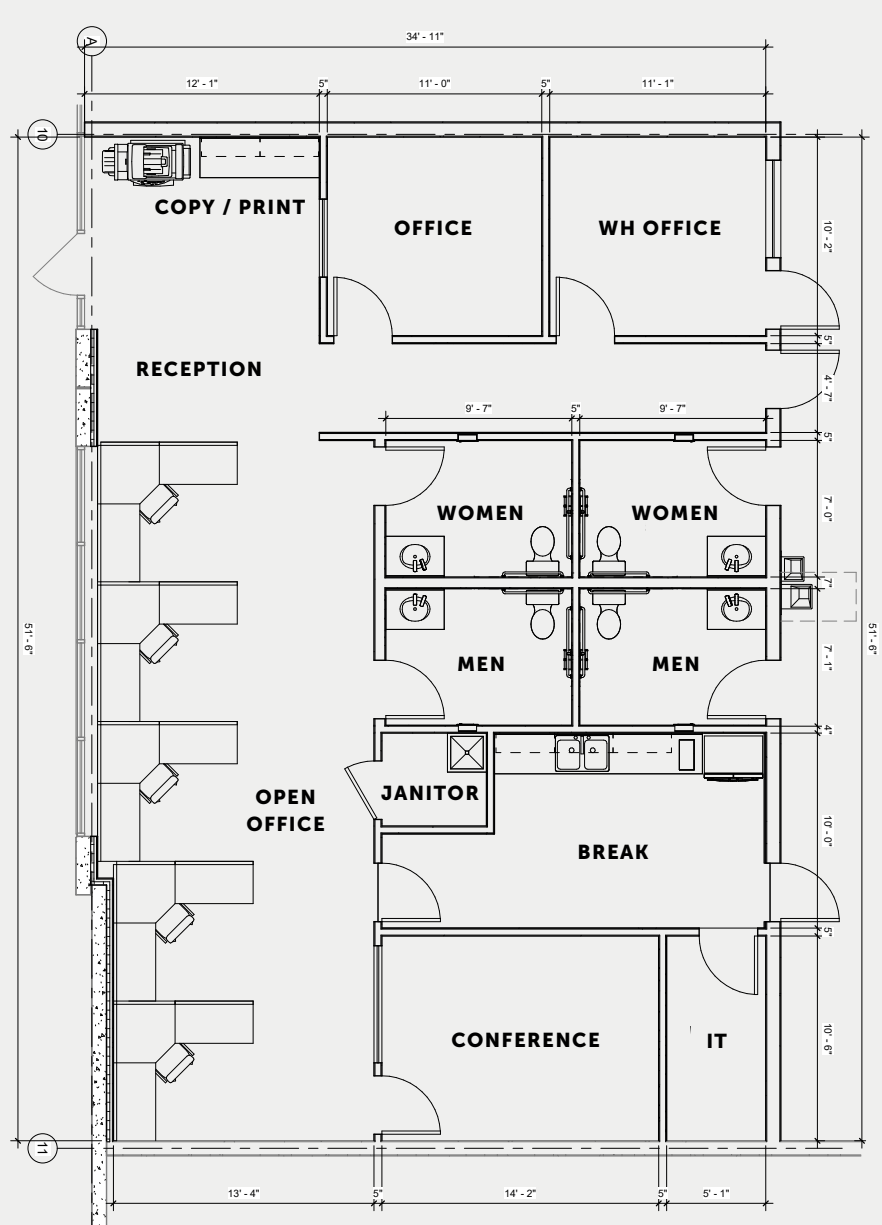


43,350 SF AVAILABLE

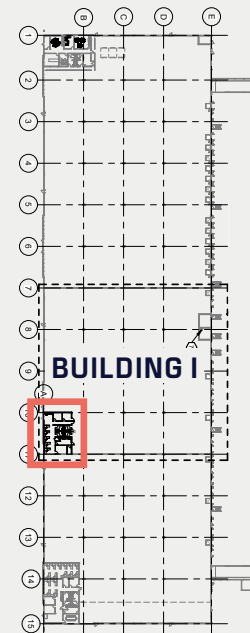
- 76 auto parking available
- up to 53 trailer parking available
- 32' clear height
- 10 docks (3 levelers)
- 6" thick reinforced concrete slab
- 2,500-amp 480/277v power service
- ESFR sprinkler system



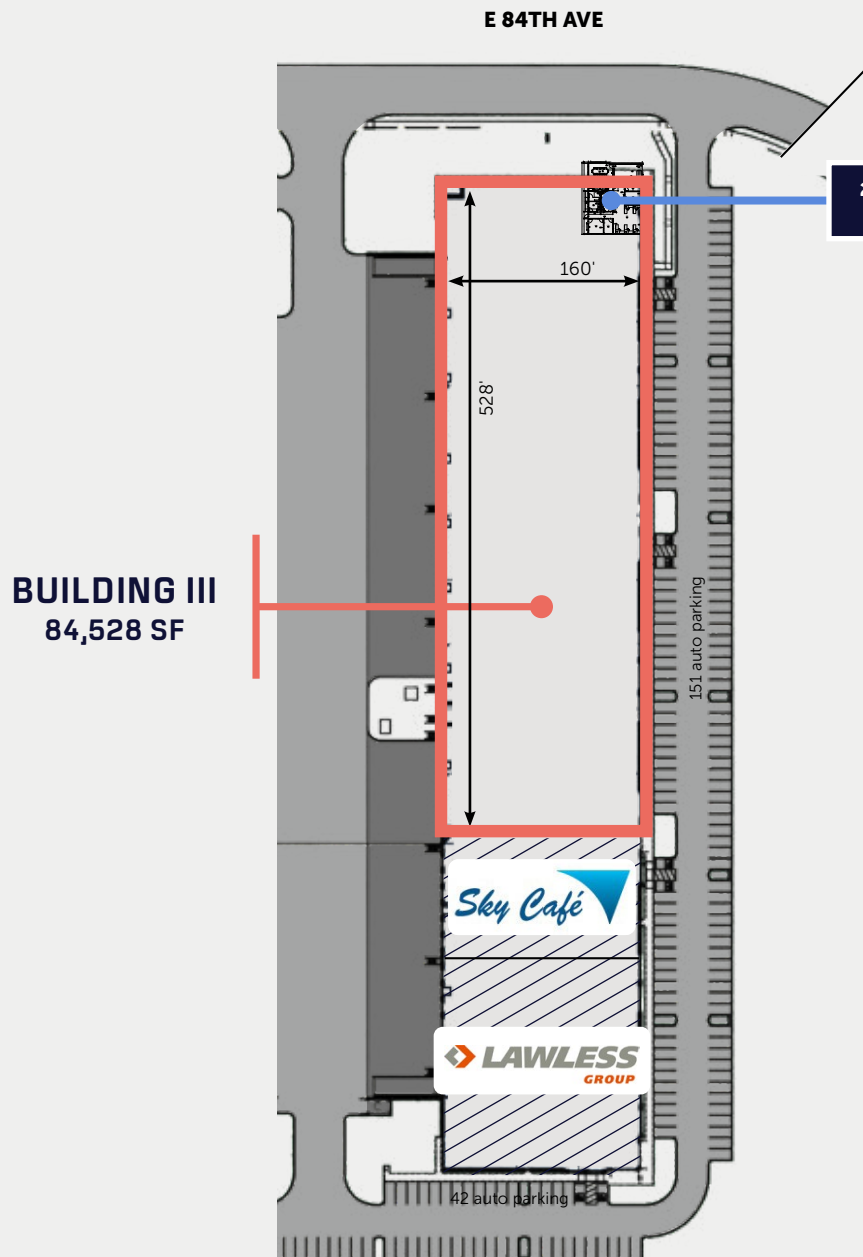
SPECULATIVE OFFICE AREA



1,858 SF  
office area



AVAILABLE NOW

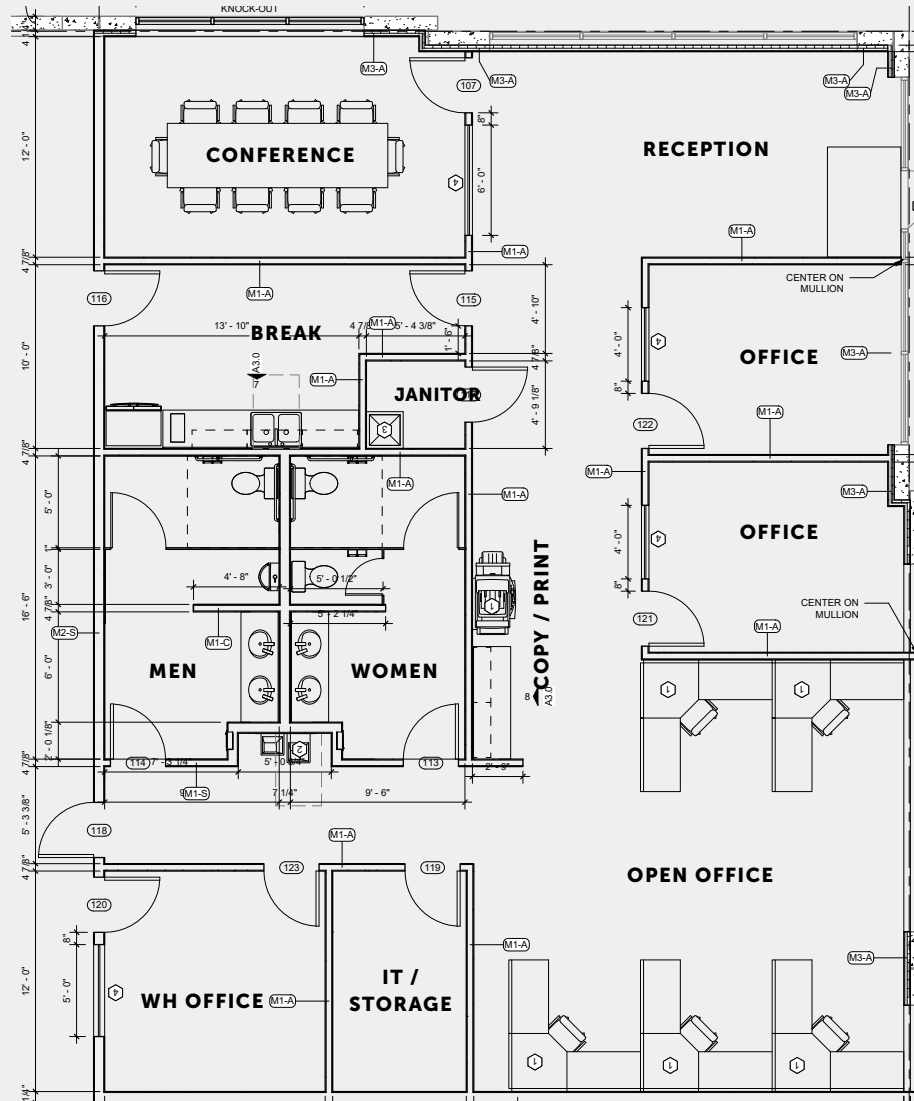


## 84,528 SF AVAILABLE

- 16,640 SF min. divisibility
- 2,600 SF office space
- 104 auto parking available
- 32' clear height
- 27 docks (8 levelers)
- 1 drive-in door (12'x14')
- 50'x52' column spacing (60' speed bay)
- 6" thick reinforced concrete slab
- 2,000-amp 480/277v power service
- ESFR sprinkler system



SPECULATIVE OFFICE AREA



2,600 SF  
office area







# Ascent Commerce Center

[ASCENTCOMMERCECENTER.COM](http://ASCENTCOMMERCECENTER.COM)

**DREW MCMANUS**

Vice Chairman, Cushman & Wakefield  
[drew.mcmanus@cushwake.com](mailto:drew.mcmanus@cushwake.com) | 303.810.8633

**COURTNEY SCHNEIDER**

Vice President, Market Officer, Ambrose  
[cschneider@ambrosepg.com](mailto:cschneider@ambrosepg.com) | 303.550.2154

**BRYAN FRY**

Senior Director, Cushman & Wakefield  
[bryan.fry@cushwake.com](mailto:bryan.fry@cushwake.com) | 303.312.4221

**DAVID DUNBAR**

Market Officer, Ambrose  
[ddunbar@ambrosepg.com](mailto:ddunbar@ambrosepg.com) | 317.331.6100

**RYAN SEARLE**

Senior Director, Cushman & Wakefield  
[ryan.searle@cushwake.com](mailto:ryan.searle@cushwake.com) | 720.260.5859

**AMBROSE**

**CUSHMAN & WAKEFIELD**