



# Concourse Business Park

10515 East 40th Avenue | Unit 102 | Denver, CO 80239



## SPEC BUILDING FEATURES

Size:	3,527 SF
Availability:	Immediately
Office:	20% Office Finish
Loading:	One (1) Half Dock
Clear Height:	12'
Parking:	2.07:1,000 SF
Zoning:	I-B, UO-2
Lease Rate:	Contact Broker
Est. Op. Exp. (2026):	\$7.07/SF

## HIGHLIGHTS



I-70 Frontage / Visibility



Ideal Unit Layouts



Drive-In or Dock High Loading in Each Unit



Favorable Neighborhood Demographics



Abundant Retail Amenities in Area

MATT KEYERLEBER  
720 284 7100  
matt.keyerleber@colliers.com

NICK RICE  
720 833 4620  
nick.rice@colliers.com

T.J. SMITH, SIOR  
303 283 4576  
tj.smith@colliers.com

COLLIERS  
4643 S. Ulster Street | Suite 1000  
Denver, CO 80237  
+1 303 745 5800 | FAX +1 303 745 5888

# UNIT 102 | 3,527 SF

