



CUSHMAN &
WAKEFIELD

5360

WASHINGTON STREET

UNIT B | DENVER, CO 80216

7,285 SF AVAILABLE FOR LEASE / LEASE RATE: \$10.75/SF NNN

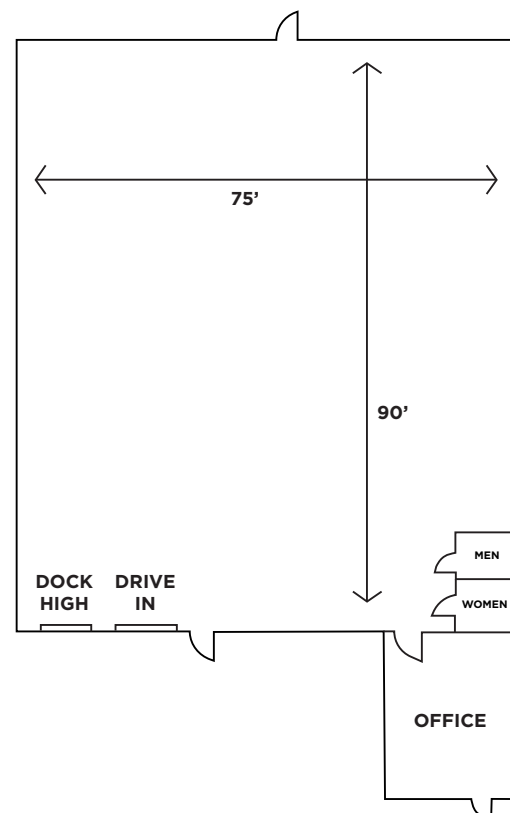
PROPERTY INFORMATION

BUILDING SIZE	7,285 SF
OFFICE	535 SF
POWER	480 Volt, 3-phase
LOADING	(1) 12' x 12' Drive-in door (1) 8' x 9' Dock high door with leveler
ZONING	I-2
YEAR BUILT	2001
CLEAR HEIGHT	16' - 22'
LEASE RATE	\$10.75/SF NNN
OPERATING EXPENSES	\$4.32/SF

LOCATION HIGHLIGHTS

- Strategic central location
- Minutes from Downtown Denver
- Excellent access to I-70 and I-25

FLOOR PLAN



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