

4950 NOME STREET, DENVER, COLORADO 80239
SUITE 4950 D | 4,608 SF



AVAILABLE NOW



ATTRACTIVE OFFICE/LIGHT INDUSTRIAL SPACE **FOR LEASE**

Located a few miles from the shops at Northfield and close to Peoria, the property offers great access to I-70 and Denver International Airport.



PROPERTY FEATURES

- Easy access to I70, I-270 & I225
- Located a few miles from the shops at Northfield and close to Peoria
- Zoning: I-A, Light Industrial
- Construction Type: Pre-cast tilt-up concrete panels with bronze-finished aluminum storefronts, steel bar joist and metal roof deck
- Year Built: 1973
- Clear Height: 17'9"
- Parking Ratio: 0.98 per 1,000
- NNN Expenses (2022): \$4.38/SF (estimated)

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

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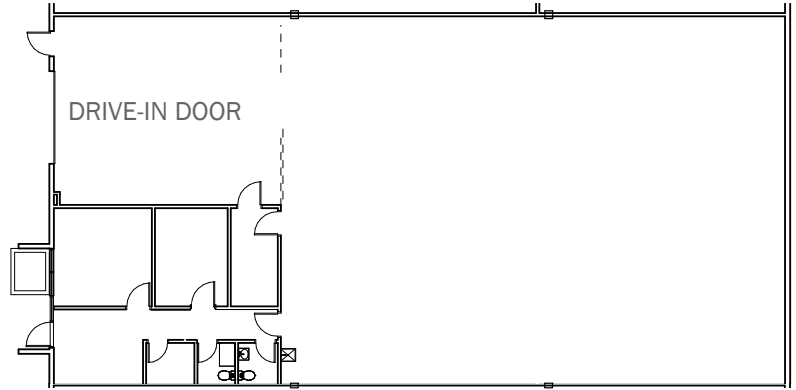
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SUITE FEATURES

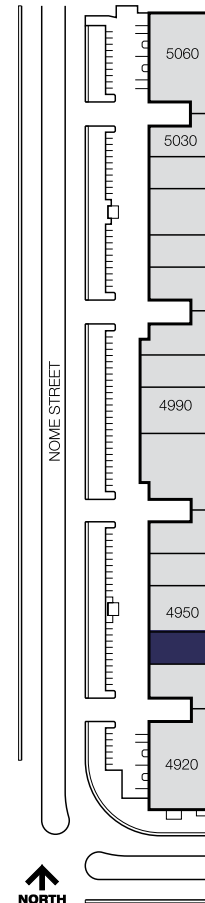
- Total SF: 4,608 SF
- Office Space: 708 SF
- Loading:
1 Drive-in door (12' X 12')
- Clear Height: 17'9"
- Column Spacing: 47'6" X 33'
- Power: 200 Amp, 120/208 volt, 3 phase
(To be verified)

FLOOR PLAN



**Plan not to scale*

SITE PLAN



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