

FREE RENT AVAILABLE

DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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INDUSTRIAL SPACE FOR LEASE

WASHINGTON COMMERCE CENTER
525-665 EAST 70TH AVENUE
DENVER, COLORADO 80229

Exceptional industrial spaces await at Washington Commerce Center. Each unit strikes the perfect balance between office and warehouse space, complete with private restrooms. Enjoy the impressive frontage appeal, offering high visibility from both Washington Street and East 70th Avenue. The strategic location ensures tenants seamless access to Denver's major arteries.

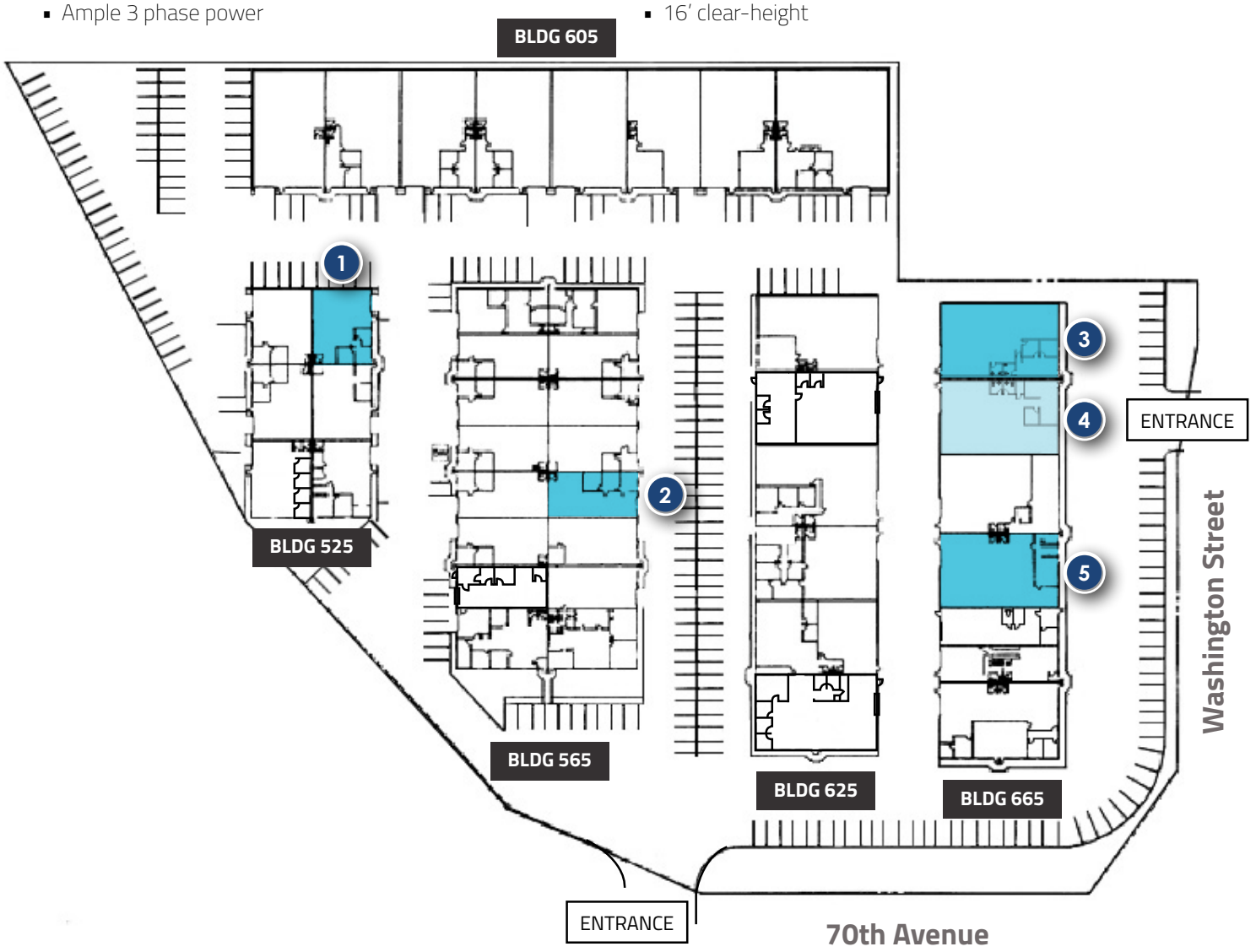
Call us for more information and to set up a tour.

TERMS

1	Unit 525-2:	2,000 SF | $2,800/MO Gross
2	Unit 565-4E:	1,800 SF | $2,520/MO Gross
3	Unit 665-6:	4,000 SF | $5,200/MO Gross
4	Unit 665-5:	4,000 SF | $5,200/MO Gross
5	Unit 665-3:	4,000 SF | $5,200/MO Gross

PROPERTY FEATURES

- Prime office/warehouse spaces
- Excellent highway access and highway visibility
- Sprinklered space available (605 and 625 Buildings)
- Ample 3 phase power
- Varying amount of office space in each unit
- Insulated roof deck
- Skylights
- All units have drive-in overhead doors
- 16' clear-height



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