

Concourse Business Park

10525 East 40th Avenue | Unit 201A | Denver, CO 80239



SPEC BUILDING FEATURES

Size:	1,326 SF
Office:	30% Office Finish/Showroom
Loading:	One (1) Drive-In Doors
Clear Height:	12'
Parking:	2.07:1,000 SF
Zoning:	I-B, UO-2
Available:	30 Days
Lease Rate:	\$14.00/SF NNN
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

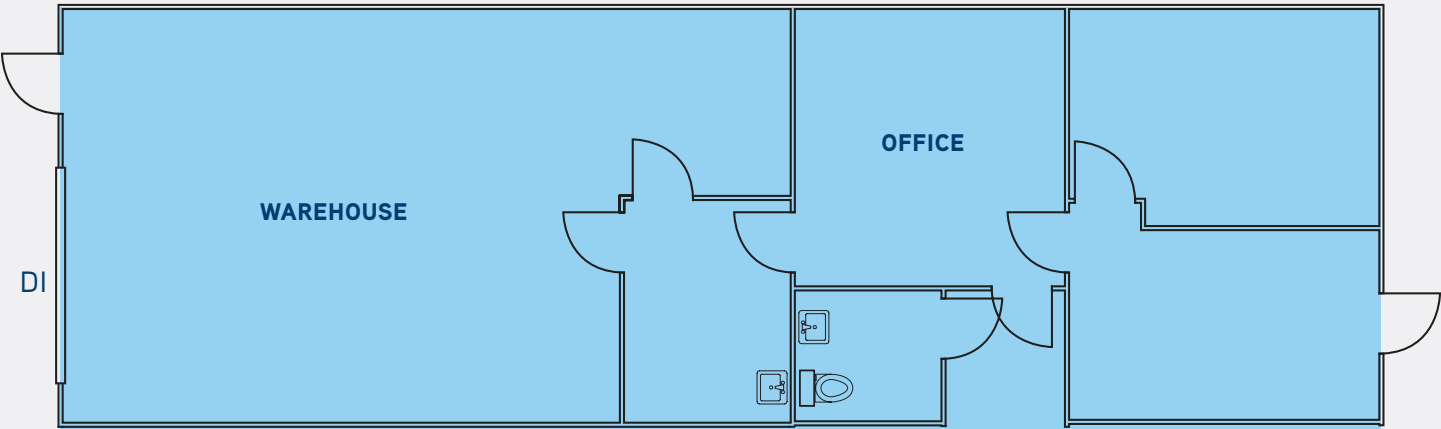
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UNIT 201A | 1,326 SF



NORTH



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