

# Lease Availability Report

## 10035 E 40th Ave - Building 1

Denver, CO 80238 - Quebec St Ind Submarket



### BUILDING

Type:	<b>Class A Flex</b>
Subtype:	<b>Light Distribution</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>2008</b>
RBA:	<b>139,695 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>139,695 SF</b>
Ceiling Ht:	<b>24'</b>

### AVAILABILITY

Min Divisible:	<b>22,684 SF</b>
Max Contig:	<b>22,684 SF</b>
Total Available:	<b>22,684 SF</b>
Asking Rent:	<b>Withheld</b>

### EXPENSES PER SF

Taxes:	<b>\$0.58 (2009)</b>
Opex:	<b>\$4.66 (2016)</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	400	Office	Relet	22,684	22,684	22,684	Withheld	Vacant	Negotiable

### LOADING

Docks:	<b>8 ext</b>	Drive Ins:	<b>4 tot.</b>
Cross Docks:	<b>None</b>		

### POWER & UTILITIES

Power:	<b>3,000a/277-480v Heavy</b>
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### FEATURES

Signage

### LAND

Land Area:	<b>8.80 AC</b>
Zoning:	<b>CMU-30</b>
Parcel	<b>1224-01-004</b>

### TRANSPORTATION

Parking:	<b>264 free Surface Spaces are available; Ratio of 1.89/1,000 SF</b>
Airport:	<b>23 minute drive to Denver International Airport</b>
Walk Score ®:	<b>Car-Dependent (3)</b>
Transit Score ®:	<b>Some Transit (26)</b>

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### KEY TENANTS

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US Bank	77,724 SF	WESCO Distribution	39,247 SF
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