

PARKER ROAD BUSINESS CENTER

1338 S. Valentia St. | Suite 180 | Denver, CO 80247

INDUSTRIAL/FLEX SPACE FOR LEASE



BUILDING INFO

- 4,023 SF
- Lease Rate: \$8.50/SF NNN
- Parking Ratio: 2.84:1,000/SF
- One (1) Drive-In
- Built in 1984
- Masonry Construction Type
- Individual Front Entryway Signage
- 2019 Est. Expenses: \$4.33/SF NNN
- Power: 120/208 Volt, 3 Phase, 4-wire
- Available Immediately

HIGHLIGHTS

Conveniently located near the intersection of Mississippi Avenue and Parker Road.

Easy access to I-225.

Close to major hotels and restaurants.

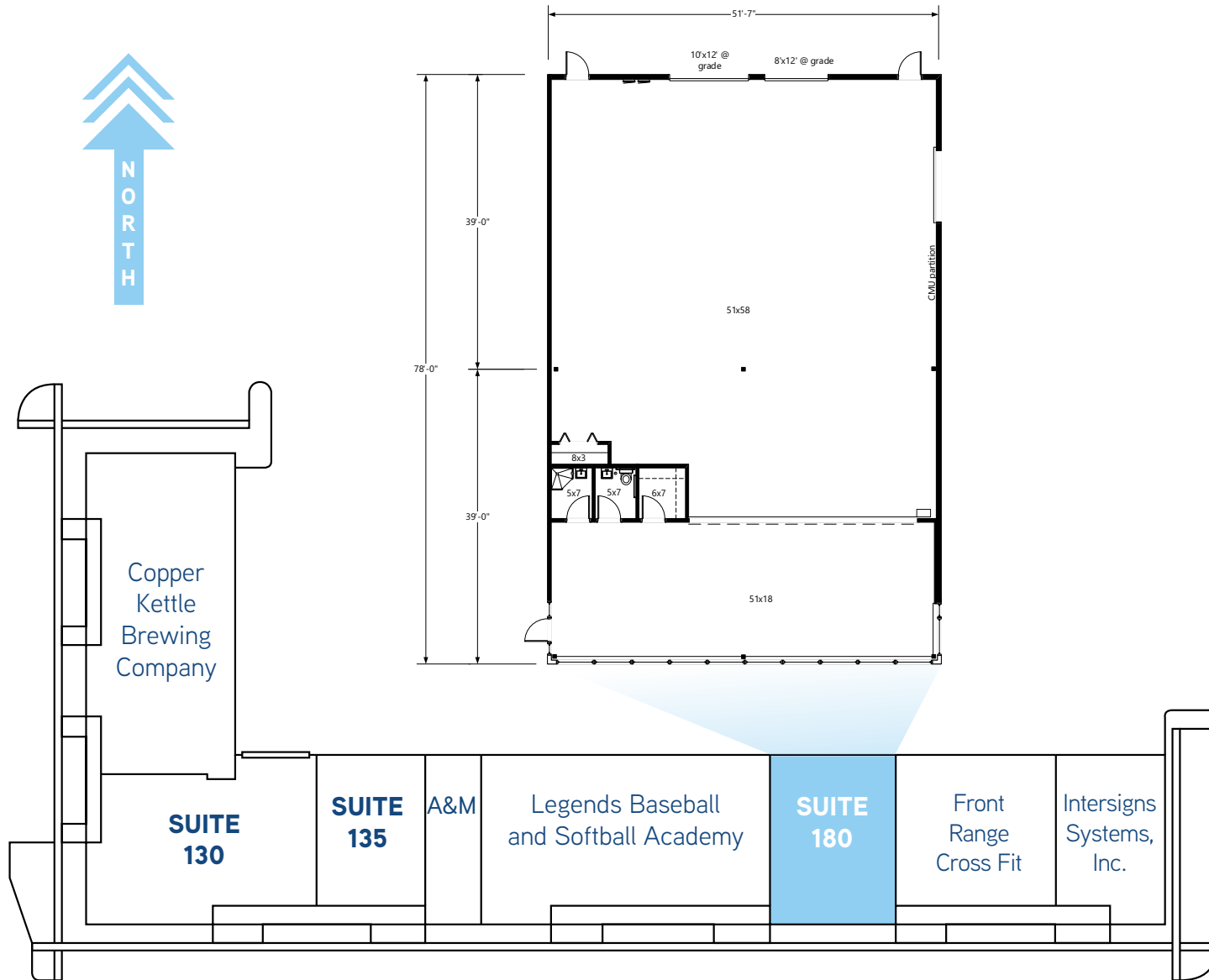
Designed with energy efficiency in mind with zoned climate control.



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SUITE 180



SITE PLAN

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