

31,704 SF AVAILABLE
FOR LEASE

LEYDEN II

4725

LEYDEN
STREET

DENVER, CO 80216



CBRE

BUILDING SPECIFICATIONS



Available SF 31,704 SF



Building Size: 118,924 SF



Year Built 1985



Office SF 1,307 SF



Timing Immediate



Loading 3 dock-high



1 Drive-In



Parking 0.56/1,000 SF



Sprinklers ESFR



Electrical 277-480V, 225A, 3PH



Zoning I-B, Denver



Clear 20'



Asking Rate \$6.50/SF NNN



Operating Expenses \$3.75/SF (2025 Est.)



Fenced Yard Up To 12,500 SF of Yard Available



Notes Radiant Heat In Warehouse



SPEC OFFICE IMPROVEMENTS COMPLETE!

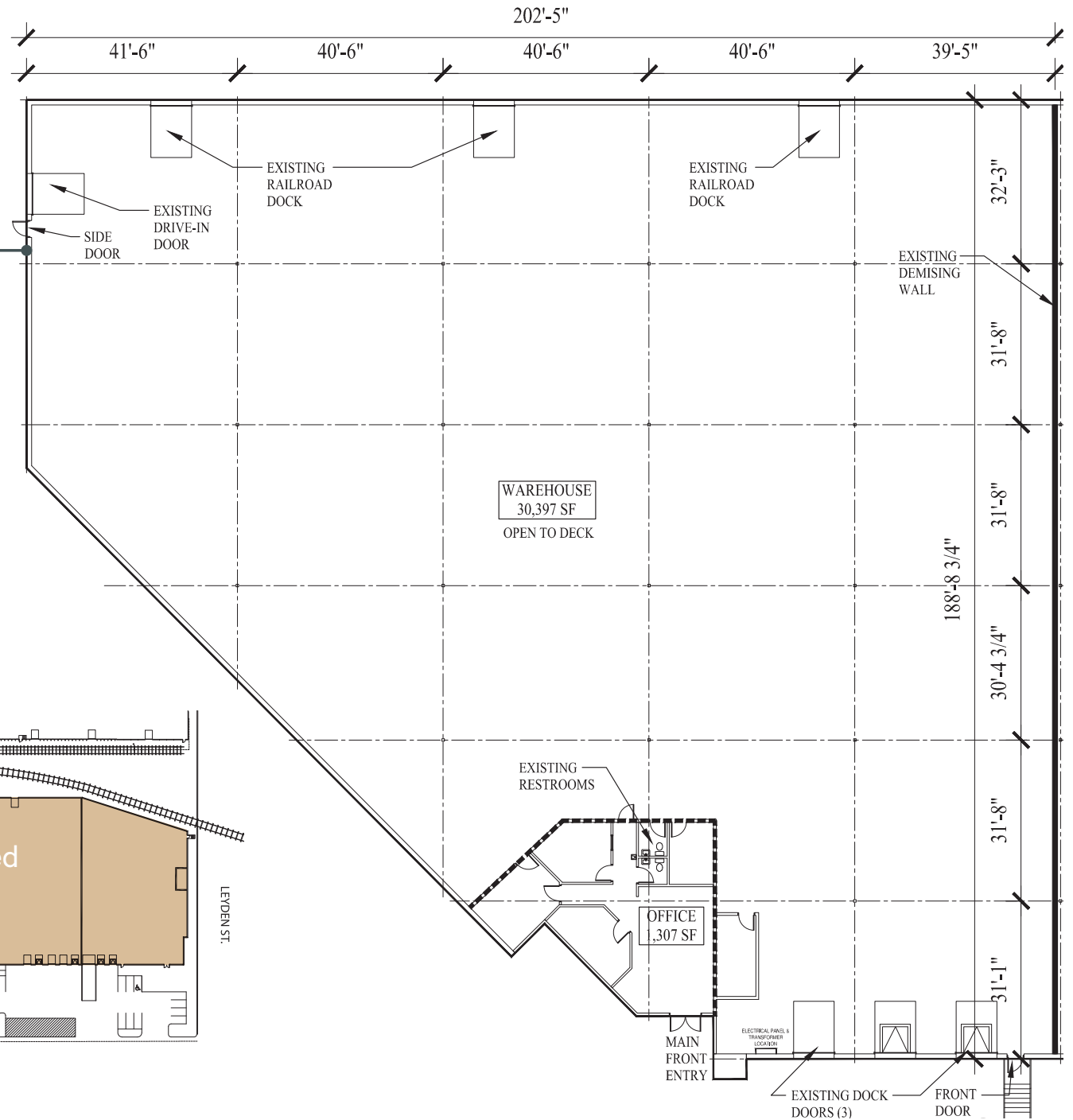
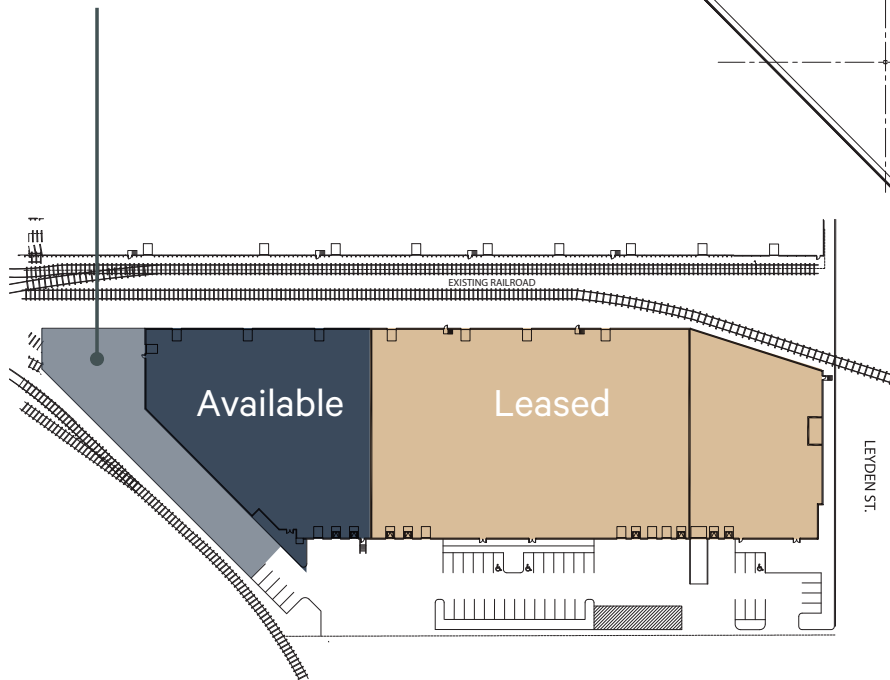
FLOOR PLAN

31,704 SF

Unit D

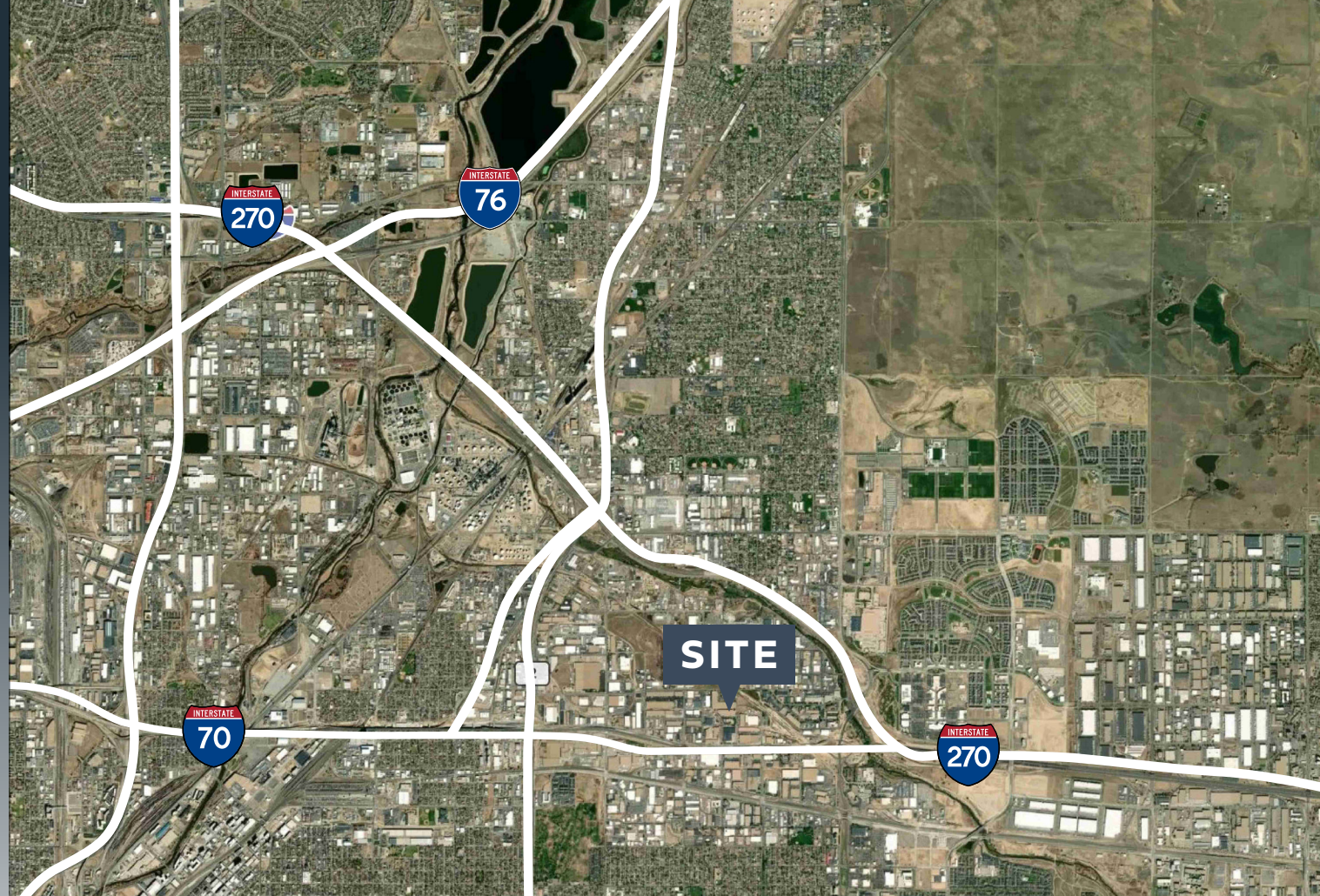
12,500 SF

Fenced Yard



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CONTACT
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