



For Lease

Office / Flex Space

**420 E. 58th Avenue
Denver, CO**

Building size:	45,000 SF
Occupancy:	Immediate
Lease rate:	\$21.00 / SF modified gross
Zoning:	I-1
Sprinklers:	No
YOC:	1976
Parking:	2.90 / 1,000 SF
Other:	- Located across the street from the Denver Merchandise Mart - Easy access to I-25 and I-70 - Great parking - Competitive market lease rates

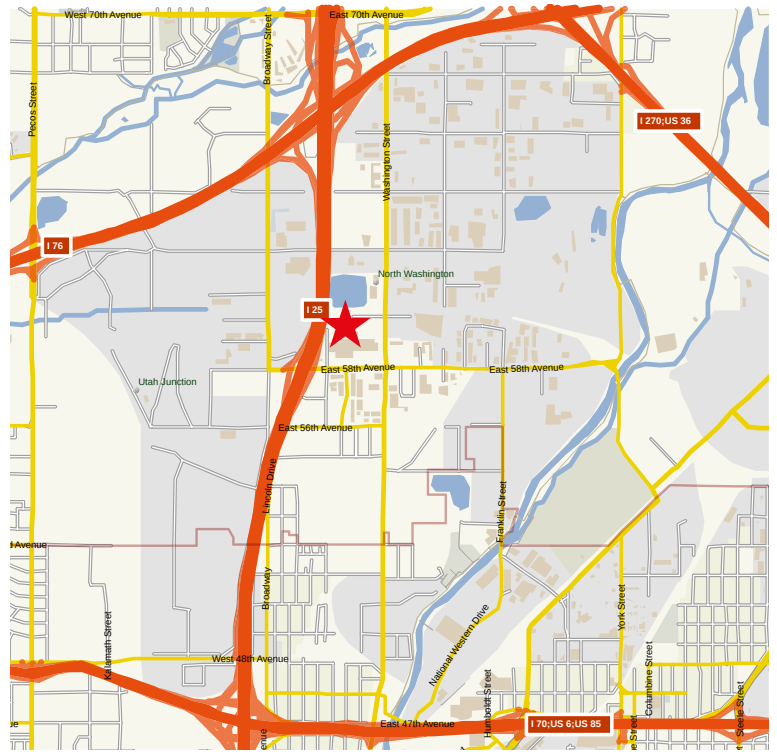
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Aerial

Second floor: 3,226 SF total available



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