



**BENCHMARK**  
COMMERCIAL REAL ESTATE



**FOR LEASE**

**\$16.00/NNN**

**Plus**

**\$8.43/SF**

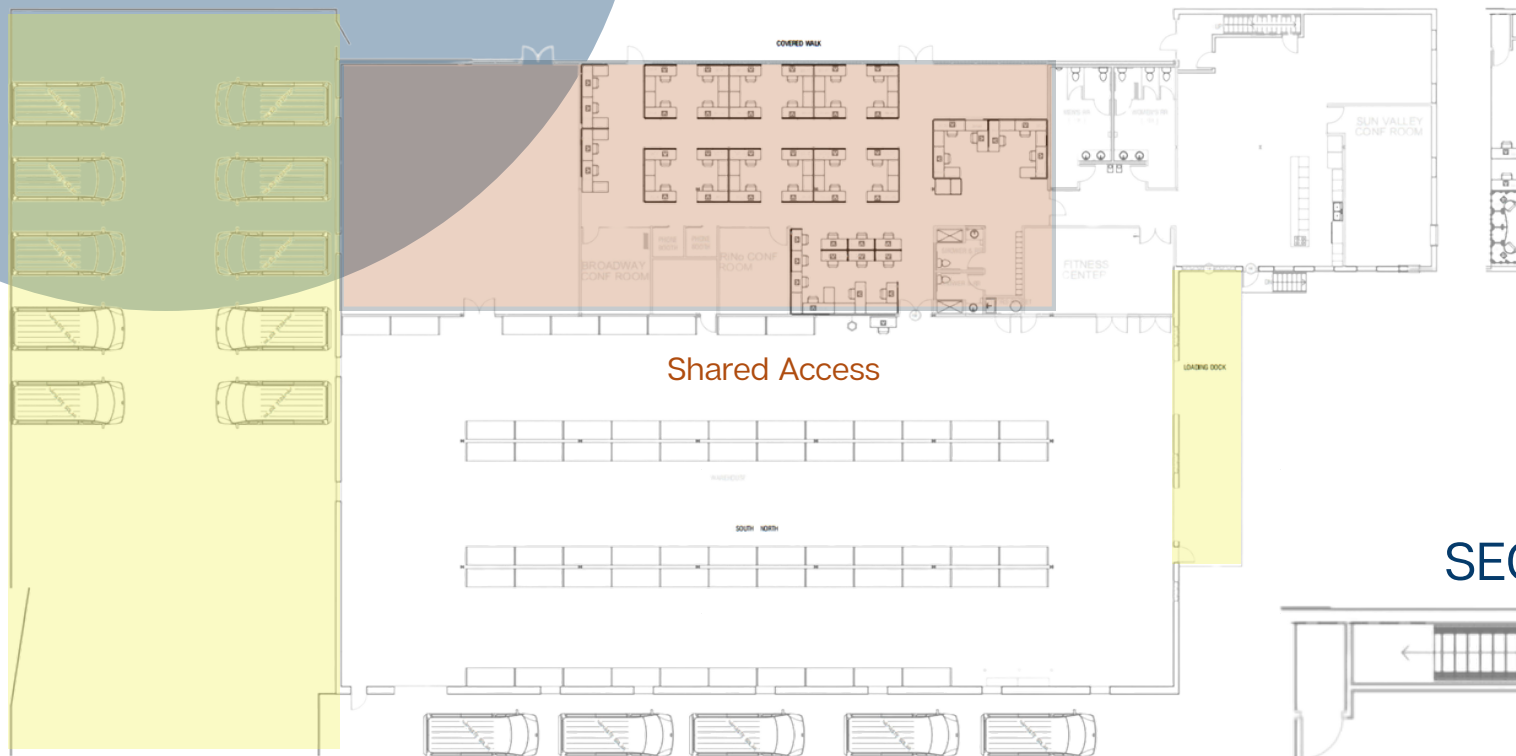
**Operating Expenses**

888 Federal Blvd.  
Denver, CO 80204



- ±12,000 SF available lease option
- E-MX-3 zoning – allows for commercial, flex, and light industrial uses
- Fully fenced with gated front and rear yard access
- Private offices, conference room, and kitchen/breakroom
- Rooftop solar system – Excel Energy bills average \$98.46/month
- 50+ surface parking spaces
- Direct access to I-25, 6th Avenue, and Downtown Denver
- Highly functional layout with secure yard space and multiple access points
- 1 Drive-In loading door + 1 elevated loading platform (partially covered, dock-height)



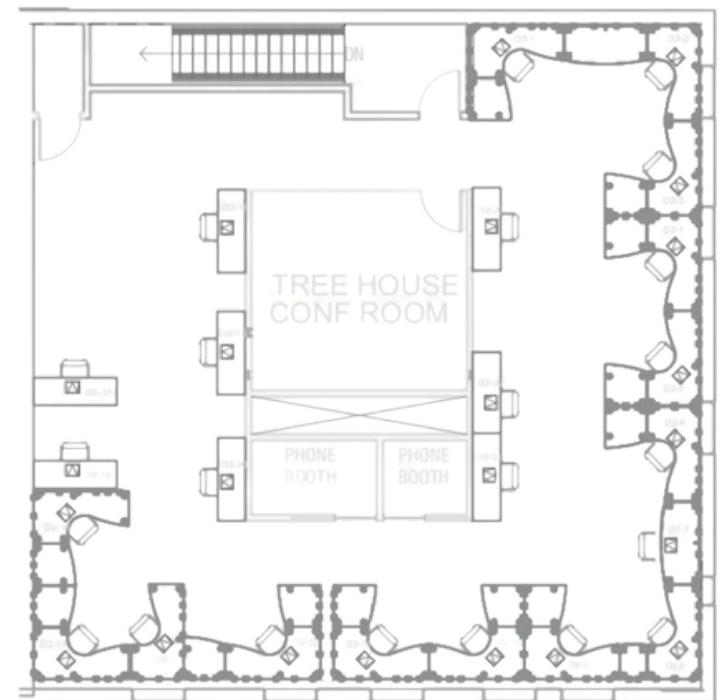


FIRST FLOOR

8,000-12,000 SF Option

Loading

SECOND FLOOR





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