



BENCHMARK
COMMERCIAL REAL ESTATE

3400 B

nuleaf
NATURALS



**Office + Lab/
Warehouse
For Lease**

8,816 SF

**3400 S Federal Blvd, Unit B
Englewood, CO 80110**



3400 S Federal Blvd, Building B is a modern 8,816 SF flex building offering a balanced mix of office, warehouse, and specialty space. Approximately 4,500 SF is built-out as brand-new office with open work areas, a conference room, and a board room. The warehouse portion offers 18'-24' clear heights and two 12' drive-in doors, along with a turnkey lab space suitable for specialized users. With prominent Federal Blvd frontage and excellent access, the property is ideal for a variety of uses including retail, office, showroom, light distribution, or lab operations.





TOTAL SIZE

8,816 SF ($\pm$ 4,500 SF OFFICE / BALANCE WAREHOUSE + LAB SPACE)

YEAR BUILT

2008



CLEAR HEIGHT

18'-24'



LOADING

TWO (2) DRIVE-IN DOORS AT 12' CLEARANCE



AVAILABLE

TURNKEY LAB SPACE



PARKING

20 SURFACE SPACES: 12 IN FRONT AND 8 IN BACK



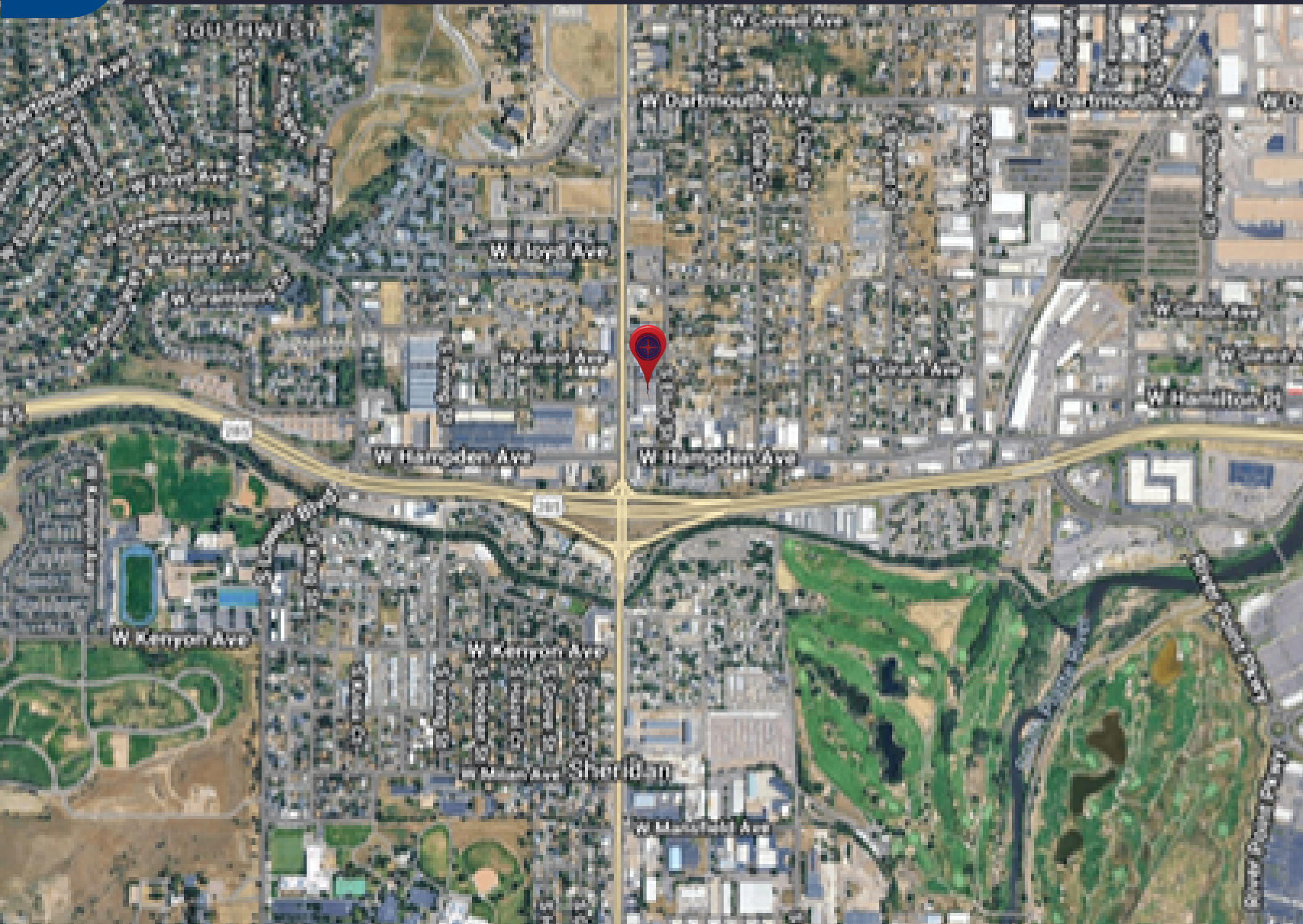
OPEX (2025 EST.)

\$5.06/SF NNN

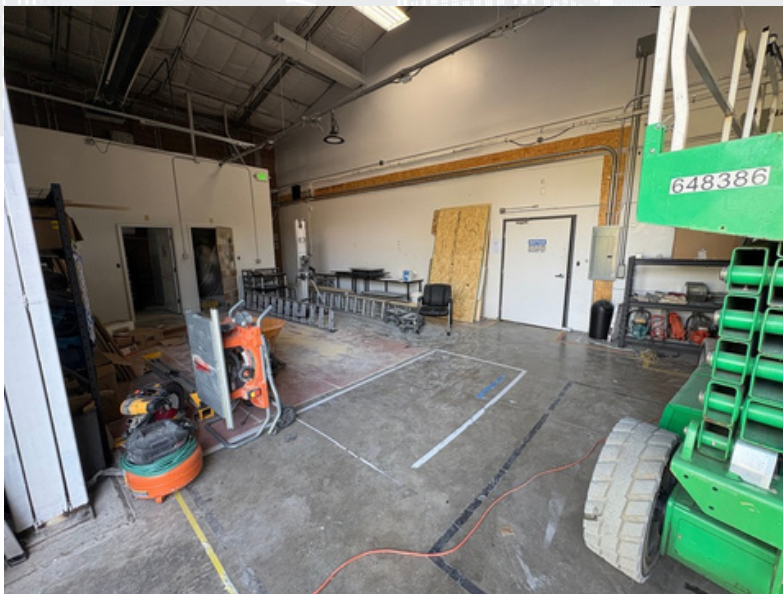


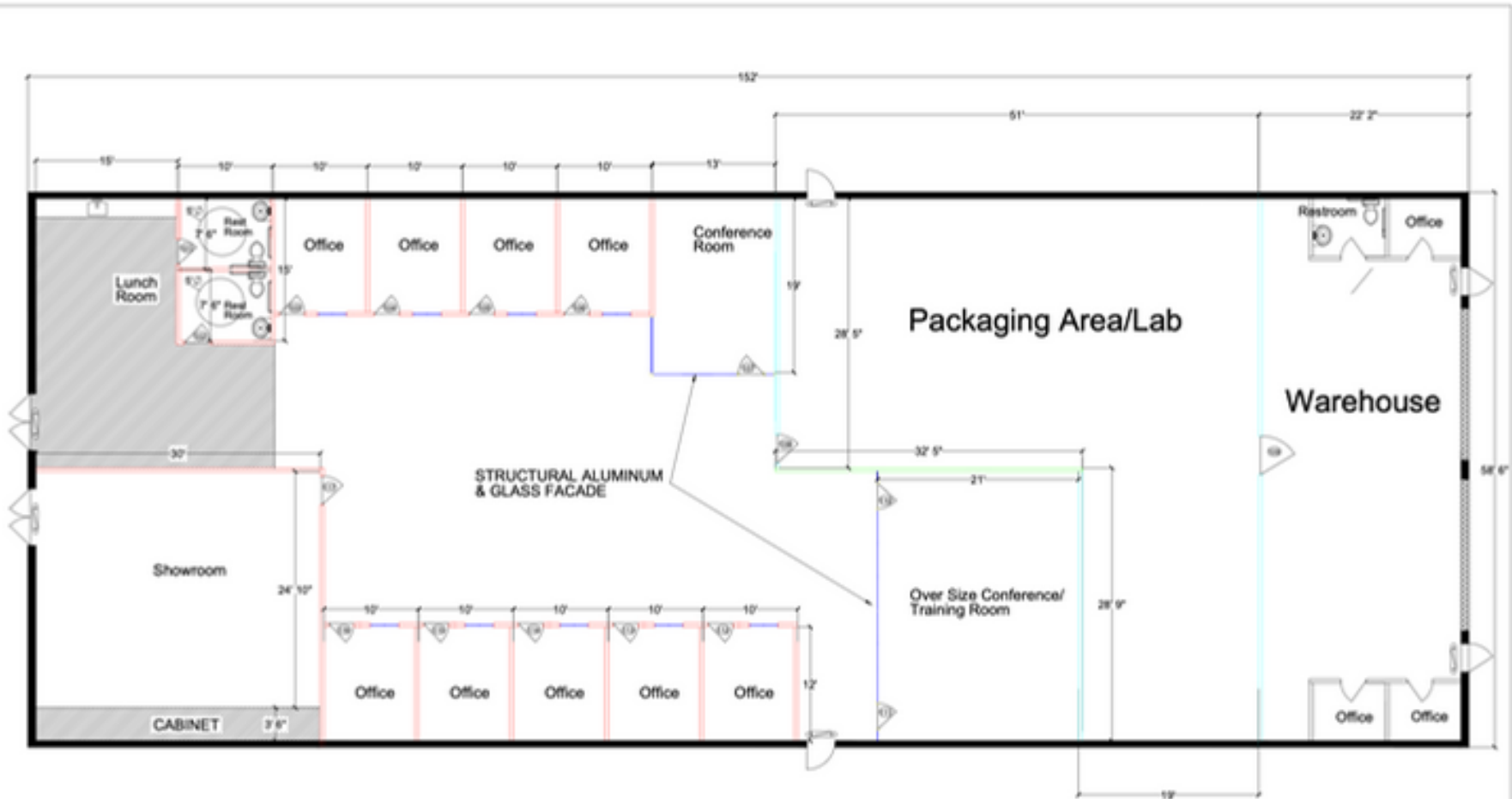
CONDITION

EXCELLENT, TURNKEY OFFICE & FUNCTIONAL WAREHOUSE









Federal Construction, Inc.

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Bldg B3400 S Federal Blvd., Bldg B
Sheridan, CO 80110

DATE:

BY: 07/01/2016

SCALE:

1/8" = 1'-0"

DRAWN:

NO

REV:

TITLE:

FLOOR PLAN

SHEET:

A-1.0



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