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**DEAN CALLAN & COMPANY, INC.**  
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## INDUSTRIAL SPACE FOR LEASE

**WASHINGTON COMMERCE CENTER**  
**525-665 EAST 70TH AVENUE**  
**DENVER, COLORADO 80229**

Exceptional industrial spaces await at Washington Commerce Center. Each unit strikes the perfect balance between office and warehouse space, complete with private restrooms. Enjoy the impressive frontage appeal, offering high visibility from both Washington Street and East 70th Avenue. The strategic location ensures tenants seamless access to Denver's major arteries.

[Call us for more information and to set up a tour.](#)

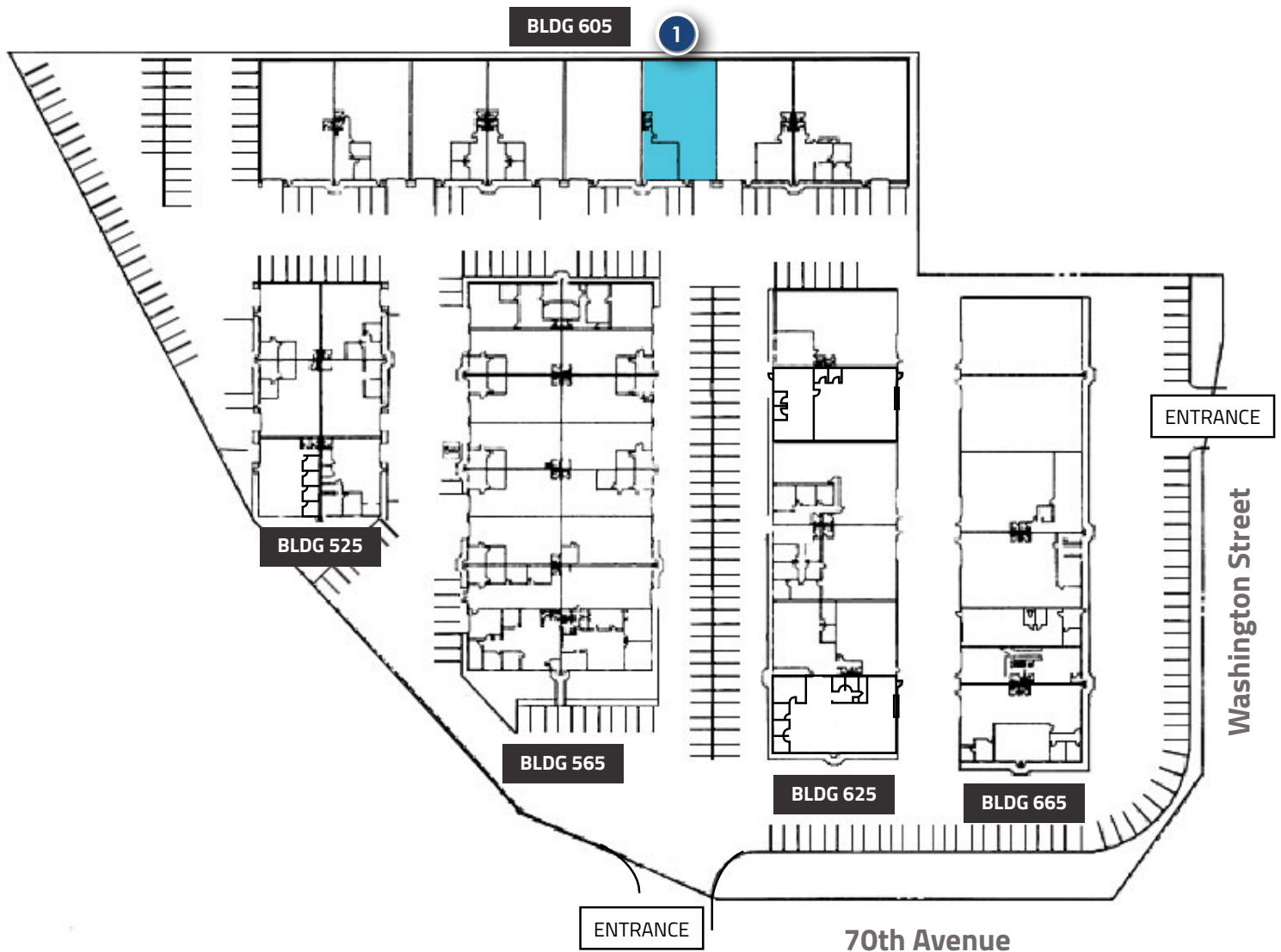
## TERMS

1 Unit 605-6: 4,000 SF

Lease Rate: \$4,640/MO

## PROPERTY FEATURES

- Prime office/warehouse spaces
- Excellent highway access and highway visibility
- Sprinklered space available (605 and 625 Buildings)
- Ample 3 phase power
- Varying amount of office space in each unit
- Insulated roof deck
- Skylights
- All units have drive-in overhead doors
- 16' clear-height



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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