



DEAN CALLAN

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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## INDUSTRIAL SPACE FOR LEASE

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

Fantastic industrial space available. Most units have a good mix of office to warehouse space and come with private restrooms. Washington Commerce Center has great frontage appeal with high visibility from Washington Street and East 70th Avenue. Tenants will have great access to the major arteries of Denver.

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

## TERMS

1 Unit 525-1W:

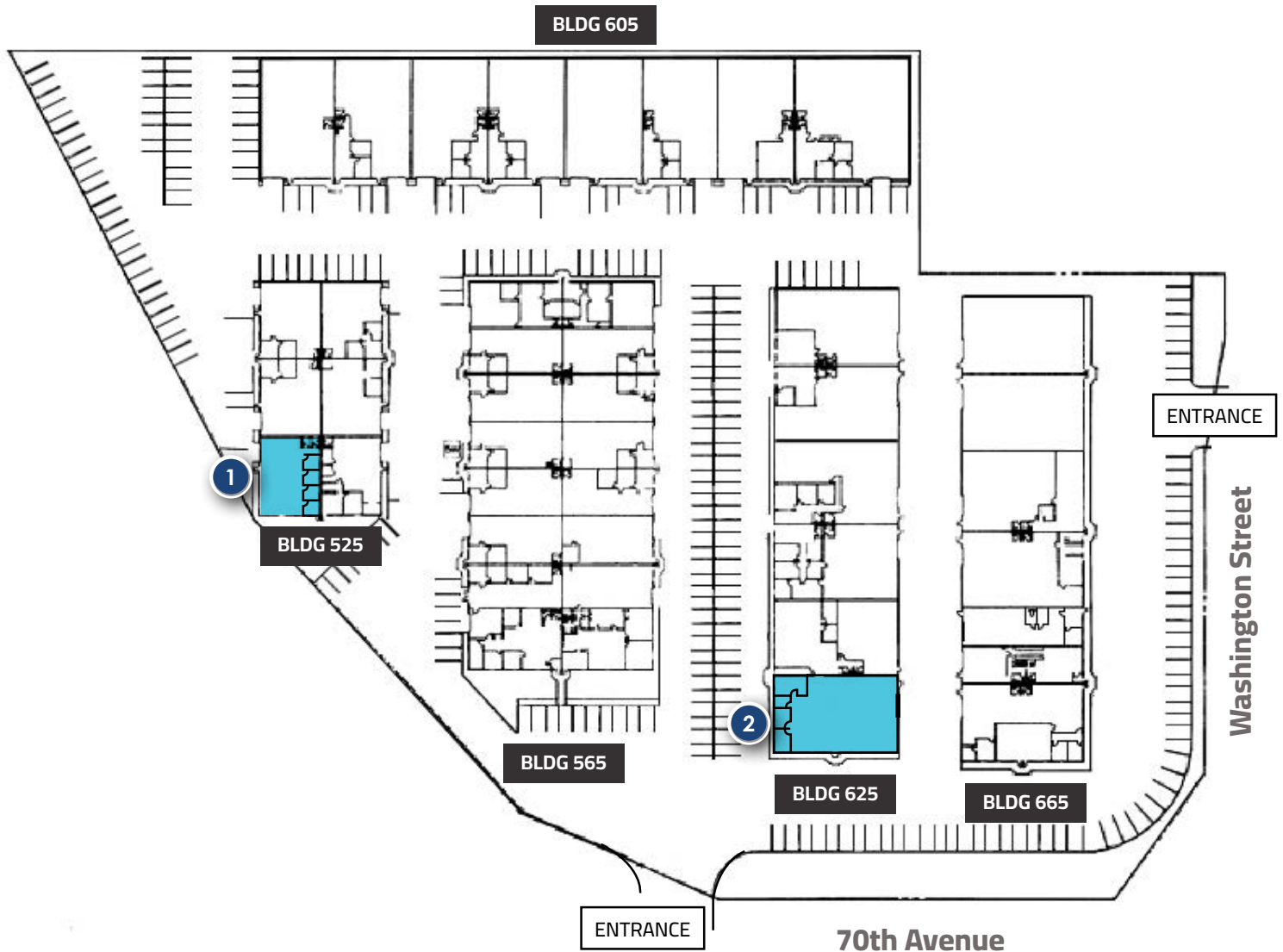
2,000SF | Lease Rate: \$2,560/MO

2 Unit 625-1:

4,000SF | Lease Rate: \$4,650/MO

## PROPERTY FEATURES

- Prime office/warehouse space
- 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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