

**NORTHEAST EXECUTIVE CENTER
QUALITY OFFICE AT AFFORDABLE RATES**

**12015 E. 46th Ave.
Denver CO 80239**

COMMERCIAL OFFICE FOR LEASE



Size: 65,617 RSF
Available: 615 RSF—6,024 RSF
Lease Rate: From \$18.00/RSF Full Service Gross
Expenses: Base Year
Lease Term: 3-5 Years
Stories: 6
Parking: Generous free parking at 4.46:1,000/RSF
County: Denver
Year Built: 1974, Renovated 2016, 2019

FEATURES

- Renovated building with new exterior paint & landscaping
- New Elevators 2019
- 5 minutes to I-70 and I-225
- 10 minutes to the Peoria Station and the A Train
- 16 minutes to DIA & Downtown Denver
- Plenty of nearby restaurants, hotels and services
- Located in a Colorado Enterprise Zone
- Join HUB International, & Starfire Energy



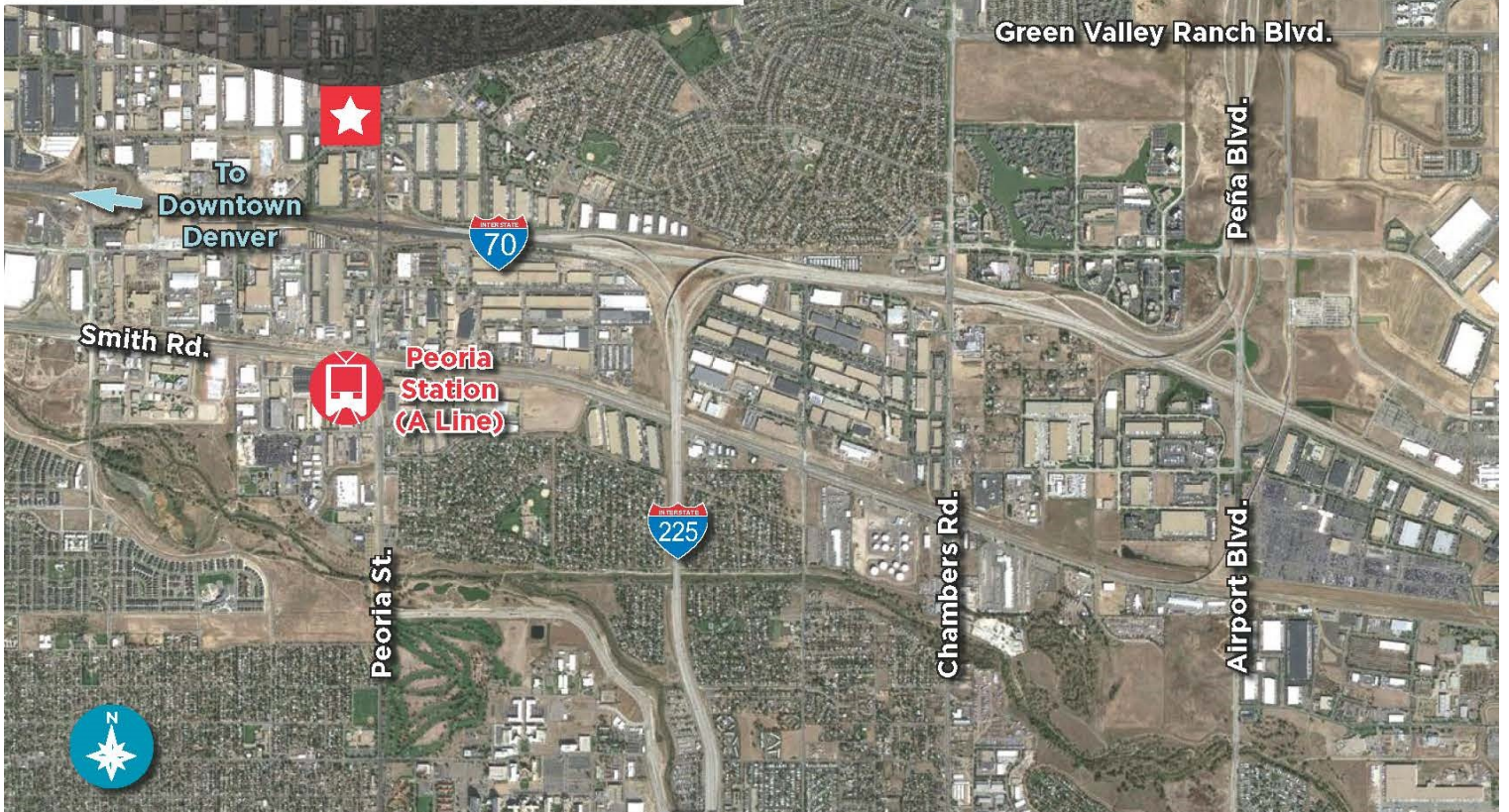
SHELDON • GOLD REALTY INC.
commercial real estate services

George Moseley 303-741-2500
9025 East Kenyon Avenue, Suite 100
Denver, CO 80237 gmosley@sg-realty.com
www.sg-realty.com

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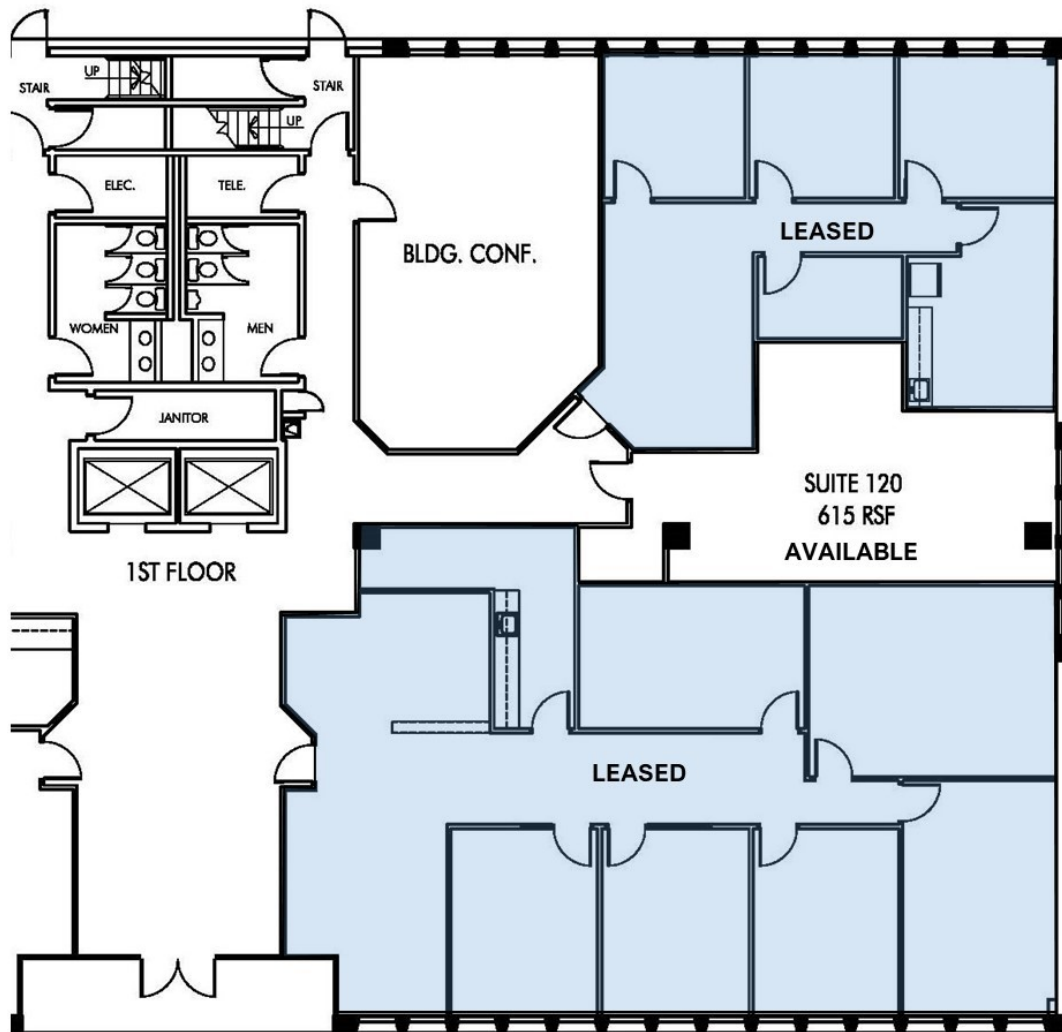


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AMENITY MAP OF HOTELS AND FOOD PURVEYORS
FOR 12015 E 46TH AVE.

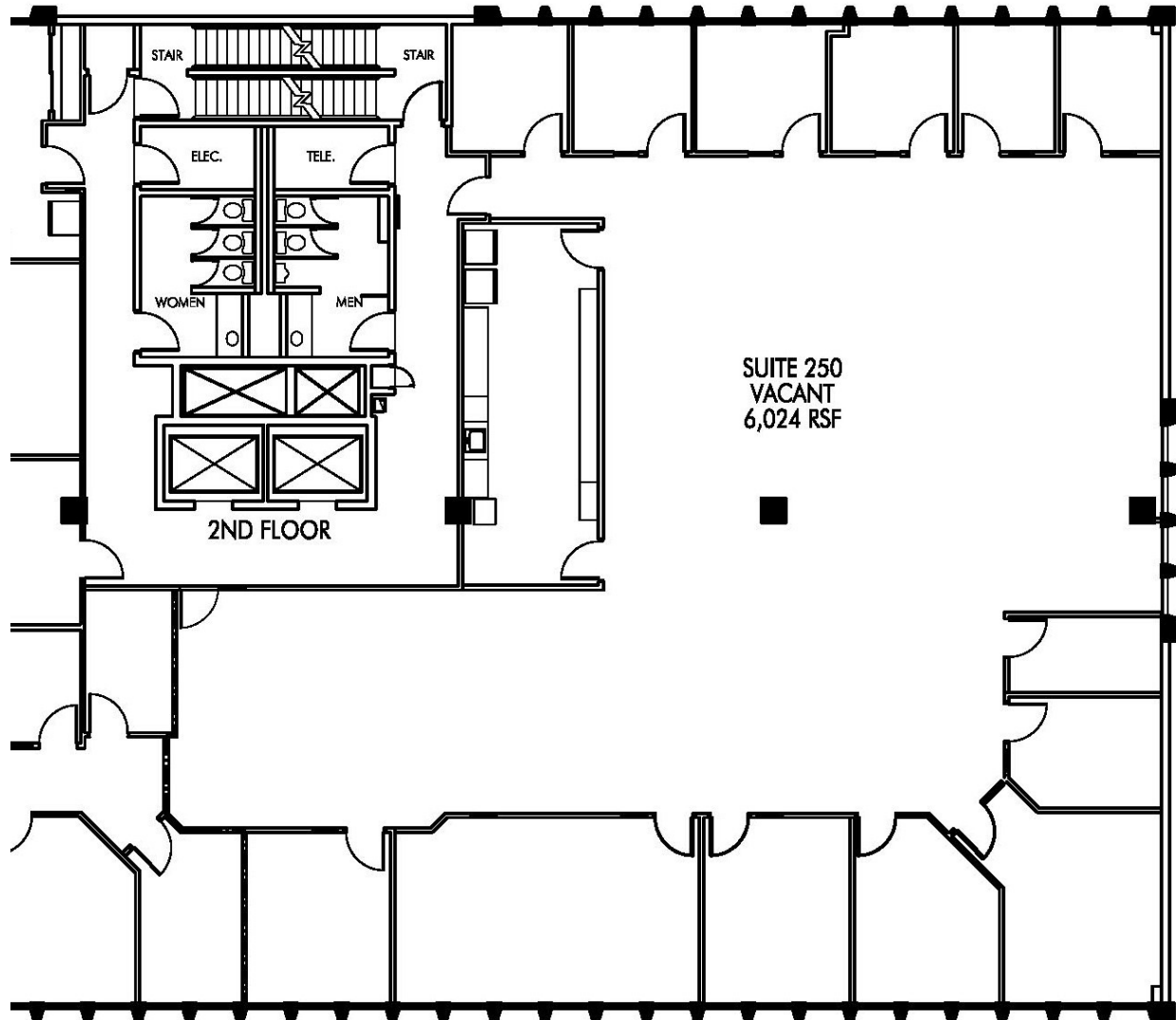


OFFICE SPACE FOR LEASE
12015 E. 46th Avenue, Suite 120
Denver CO 80239



Suite 120: 615 RSF

OFFICE SPACE FOR LEASE
12015 E. 46th Avenue, Suite 250
Denver CO 80239

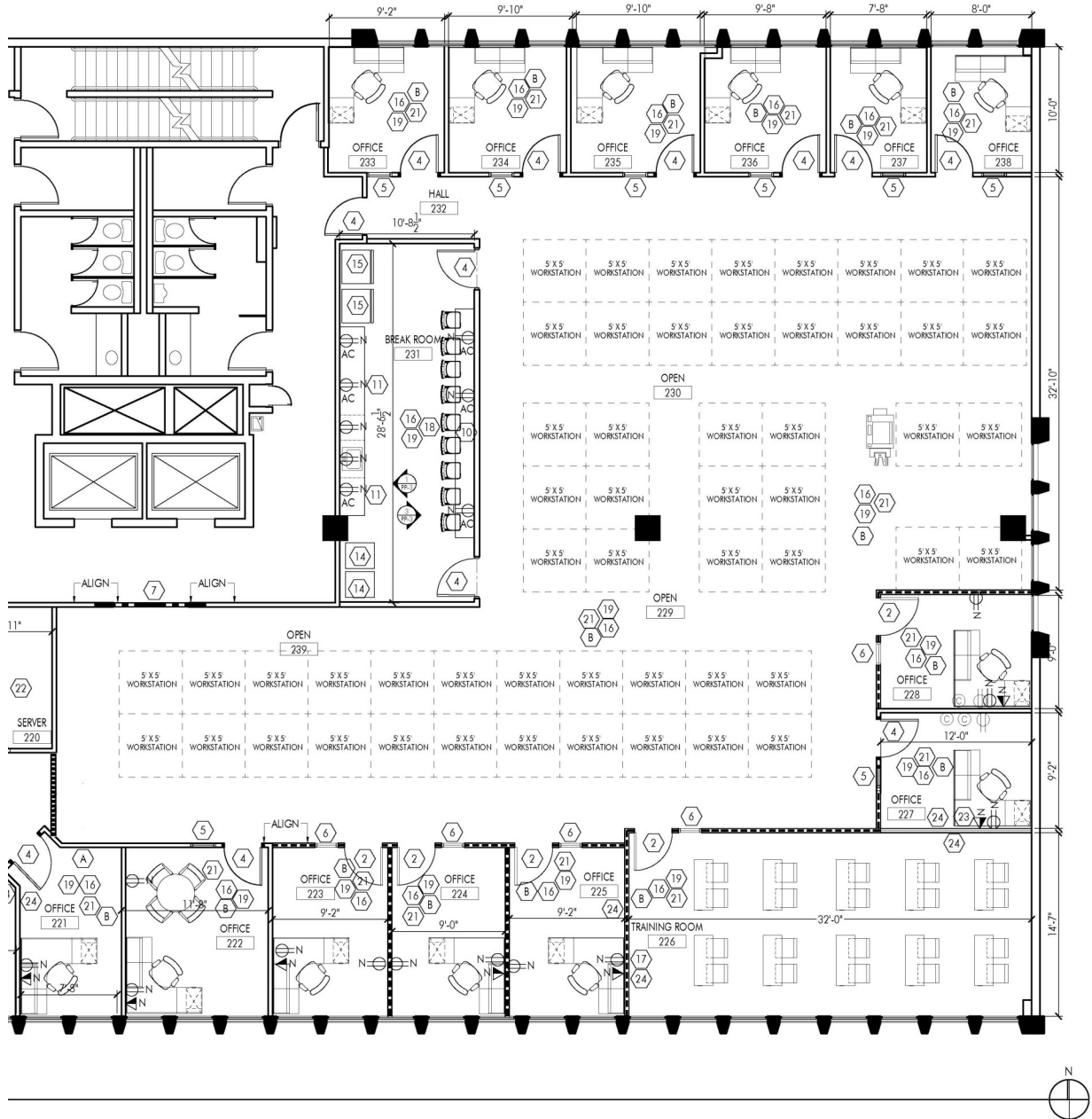


Suite 250: 6,024 RSF
DIVISIBLE

OFFICE SPACE FOR LEASE

12015 E. 46th Avenue, Suite 250

Denver CO 80239



Suite 250: 6,024 RSF
DIVISIBLE
POSSIBLE FURNITURE LAYOUT