



# 4590 JASON ST

4590 Jason Street  
Denver, CO 80211

**Centrally Located**  
in north Sunnyside

**Strong  
Neighborhood  
Development**

apartments, hotels, parks, etc

**Convenient access**  
to I-70 & Light Rail

## INDUSTRIAL SPACE FOR LEASE | 40,000 SF | BROKER BONUS!

**ASKING RATE:**

**\*\$5.95/SF NNN\***

\*LEASE RATE SPECIAL FOR FIRST  
YEAR OF THE TERM!\*

**2024 EST. OPEX: \$2.91/SF**

### PROPERTY HIGHLIGHTS



**BUILDING SIZE**  
**138,500 SF**



**GREAT PROXIMITY**  
**I-70 & I-25**



**ZONING**  
**I-A**



**CLEAR HEIGHTS**  
**13'-16'**



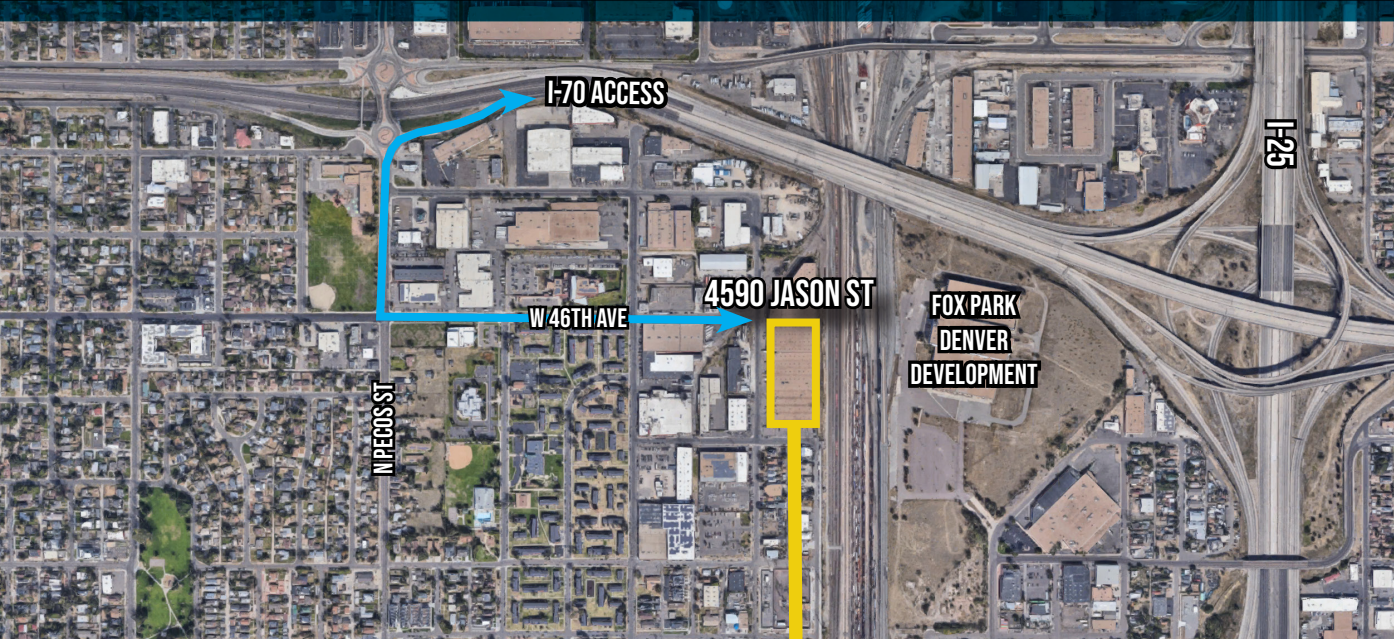
**MATRIX**  
GROUP, INC.

1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)  
**303-300-5271**

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

# 4590 JASON ST



## AVAILABLE UNIT

### 4590

Vacant - 40,000 SF  
Minimal office, 1 restroom, ~16' clear heights

*Broker Bonus - Double or Nothing!*

#### 4% Commission Plus Additional:

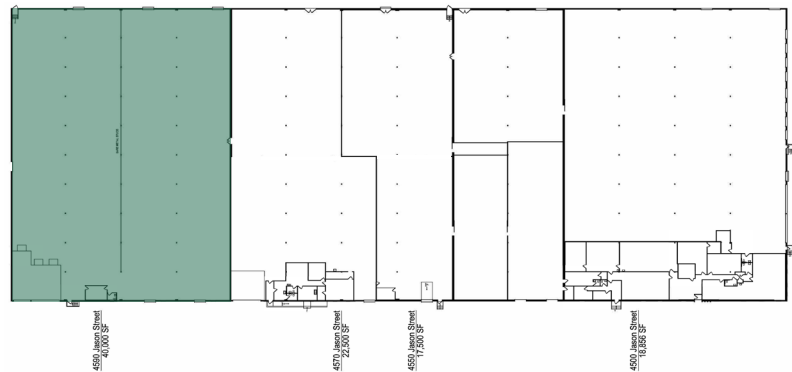
- \$40,000 Bonus
  - Deal must be signed by 6/30/24.
  - Reduced rate of \$5.95/SF NNN for 1st year of the term.
  - All subject to terms and conditions, assumes a 5 year lease.
- Contact Lauren Quiram for more details.

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### SITE PLAN



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