

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 | 19,500 - 40,000 SF

SPECIAL ASKING RATES

40K SF: \$5.95/SF NNN

~20K SF: \$6.95/SF NNN

DOUBLE OR NOTHING BROKER BONUS ONLY FOR 40K SF

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'



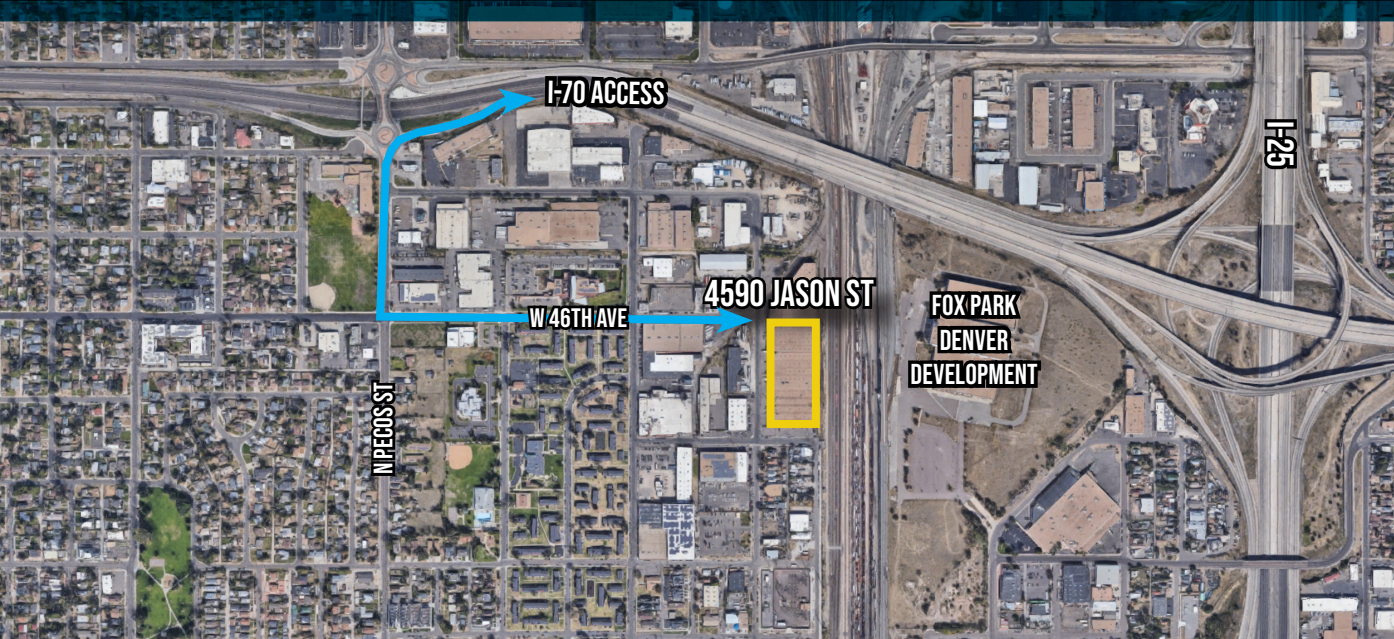
MATRIX
GROUP, INC.

1805 S. Bellaire St., #400
Denver, CO 80222
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www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
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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.

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Broker Bonus - Double or Nothing!

4% Commission Plus Additional:

- **\$40,000 Bonus**
 - Deal must be signed by 7/31/24.
 - Reduced rate of \$5.95/SF NNN for 1st year of the term of 40k SF ONLY.
 - All subject to terms and conditions, assumes a 5 year lease.
- Contact Lauren Quiram for more details.

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AVAILABLE UNIT(S)

4590-A

Vacant: 19,500 - 40,000 SF

Common area breakroom, restrooms, 3 internal loading docks, ~16' clear heights

4590-B

Vacant: 20,500 - 40,000 SF

Common area breakroom, restrooms, ~16' clear heights. Option to demise or keep contiguous w/ Warehouse A for 40k SF.

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