



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: \$2.95/SF NNN

~20K SF: \$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'**



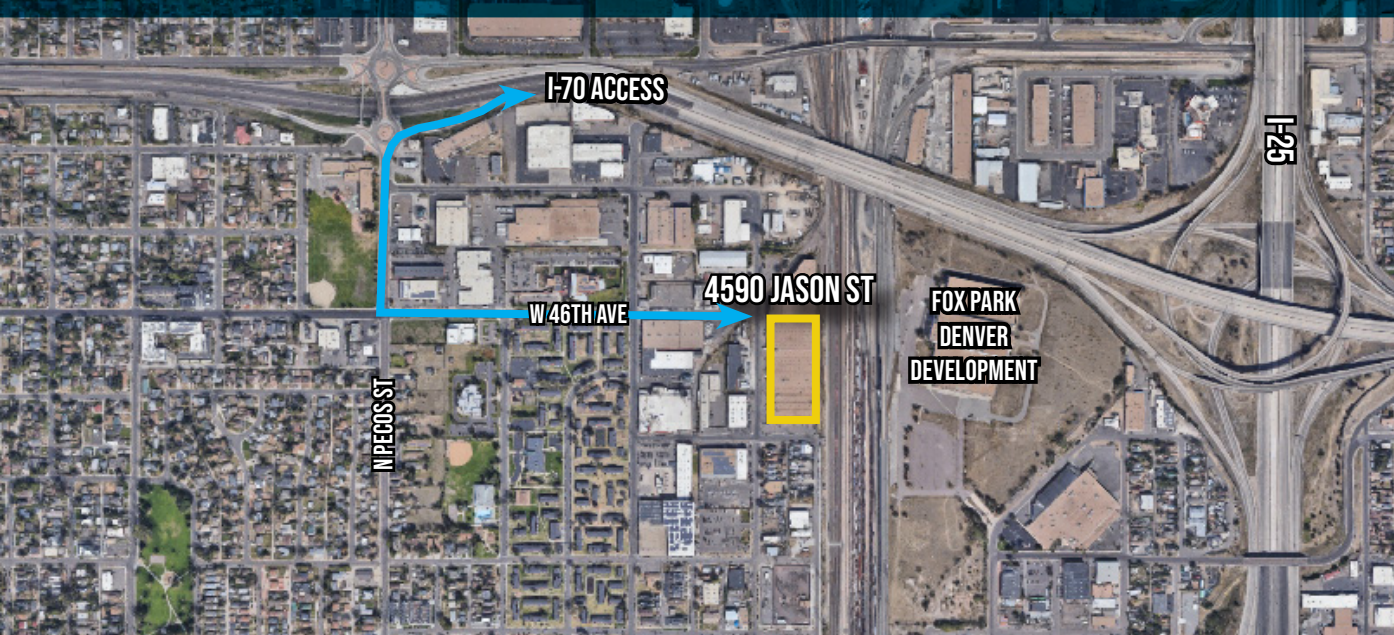
**MATRIX
GROUP, INC.**

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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.

4590 JASON ST



LEASE RATE SPECIAL*

\$2.95/SF

NNN

**YEAR 1
FOR 40K SF**

SPECIAL ASKING RATES

40K SF: \$2.95/SF NNN

~20K SF: \$5.95/SF NNN

LEASE RATE SPECIAL FOR FIRST YEAR OF THE TERM

2024 EST. OPEX: \$2.84/SF



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/ 4590-A for 40k SF.

*** Terms and conditions apply, contact Lauren Quiram for more details ***

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