

730 South Jason Street

Denver, Colorado

MICHAEL BLOOM

REALTY COMPANY



AVAILABILITY:

Unit 23.....6,080sf (\$11.00/sf NNN*)

Unit 25.....3,647sf (\$11.00/sf NNN*)

Units 23 & 25.....9,727sf (\$11.00/sf NNN*)

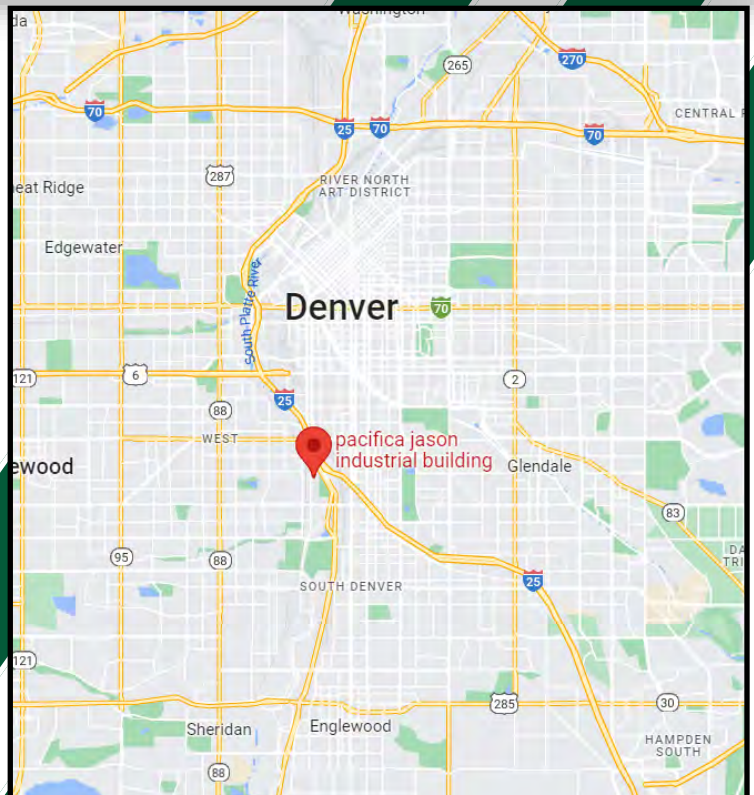
*NNN's = \$4.54/SF, AS OF 12/31/23

PROPERTY DESCRIPTION:

THIS WELL KEPT INDUSTRIAL PROPERTY IS LOCATED IN THE CENTRAL METRO AREA WITH EXCELLENT ACCESS TO SOUTH SANTA FE BLVD & I-25. USES INCLUDE LIGHT MANUFACTURING AND/OR DISTRIBUTION.

IMPORTANT FEATURES:

- ESFR SPRINKLERS
- DOCK HIGH & DRIVE IN LOADING
- 20' CLEAR HEIGHT
- TWIN T CONSTRUCTION
- HEAVY 3 PHASE POWER—277/480 volt

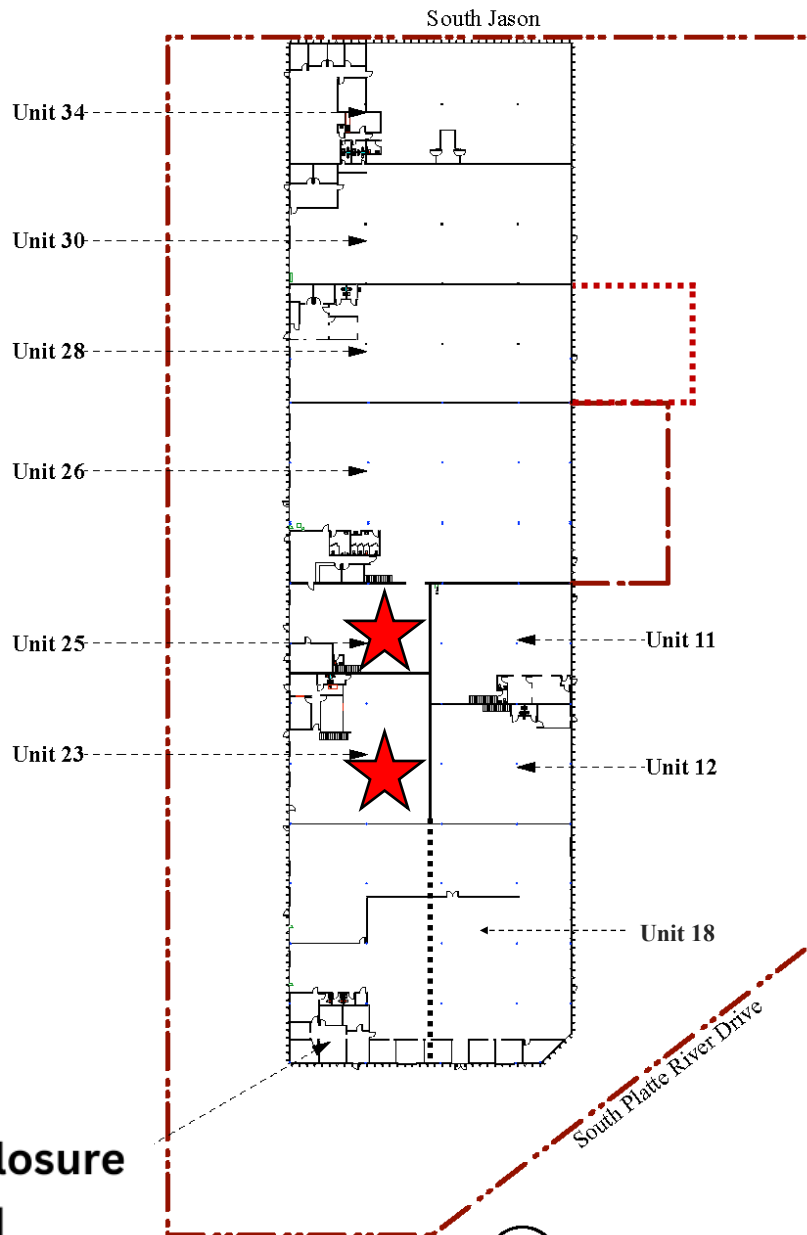


730 South Jason Street

Denver, Colorado

Available	Total SQ FT	Loading
Unit 23	6,080	Dock High
Unit 25	3,647	Dock High

730 South Jason



Brokerage Disclosure

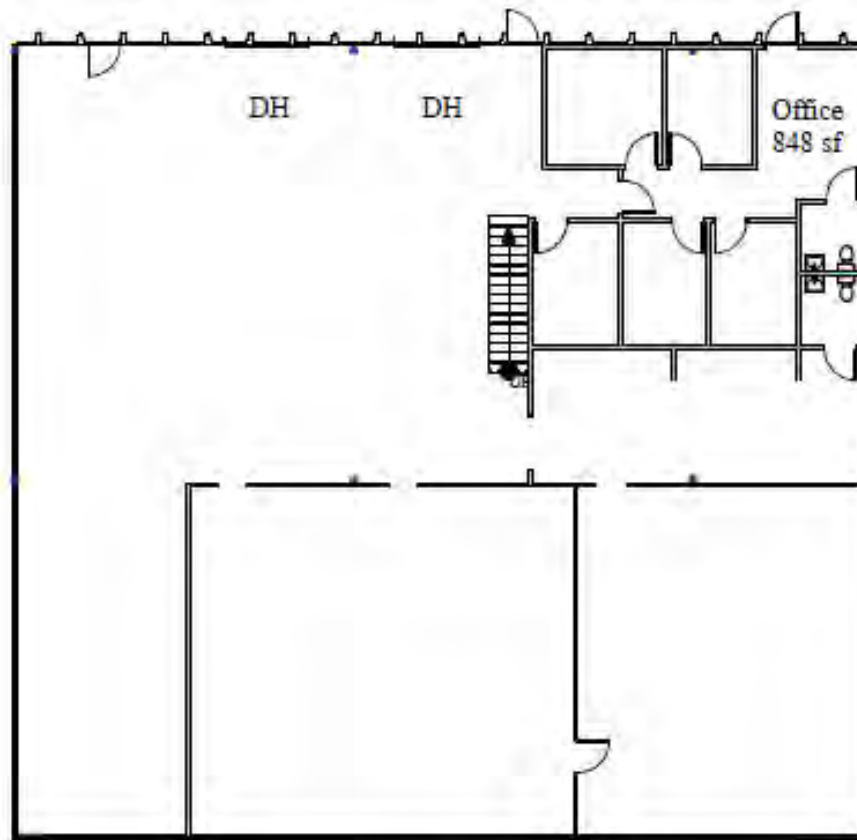


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Site Plan 82,904 sf
Scale: 1:900

730 South Jason Street
Denver, Colorado

730 South Jason #23



1

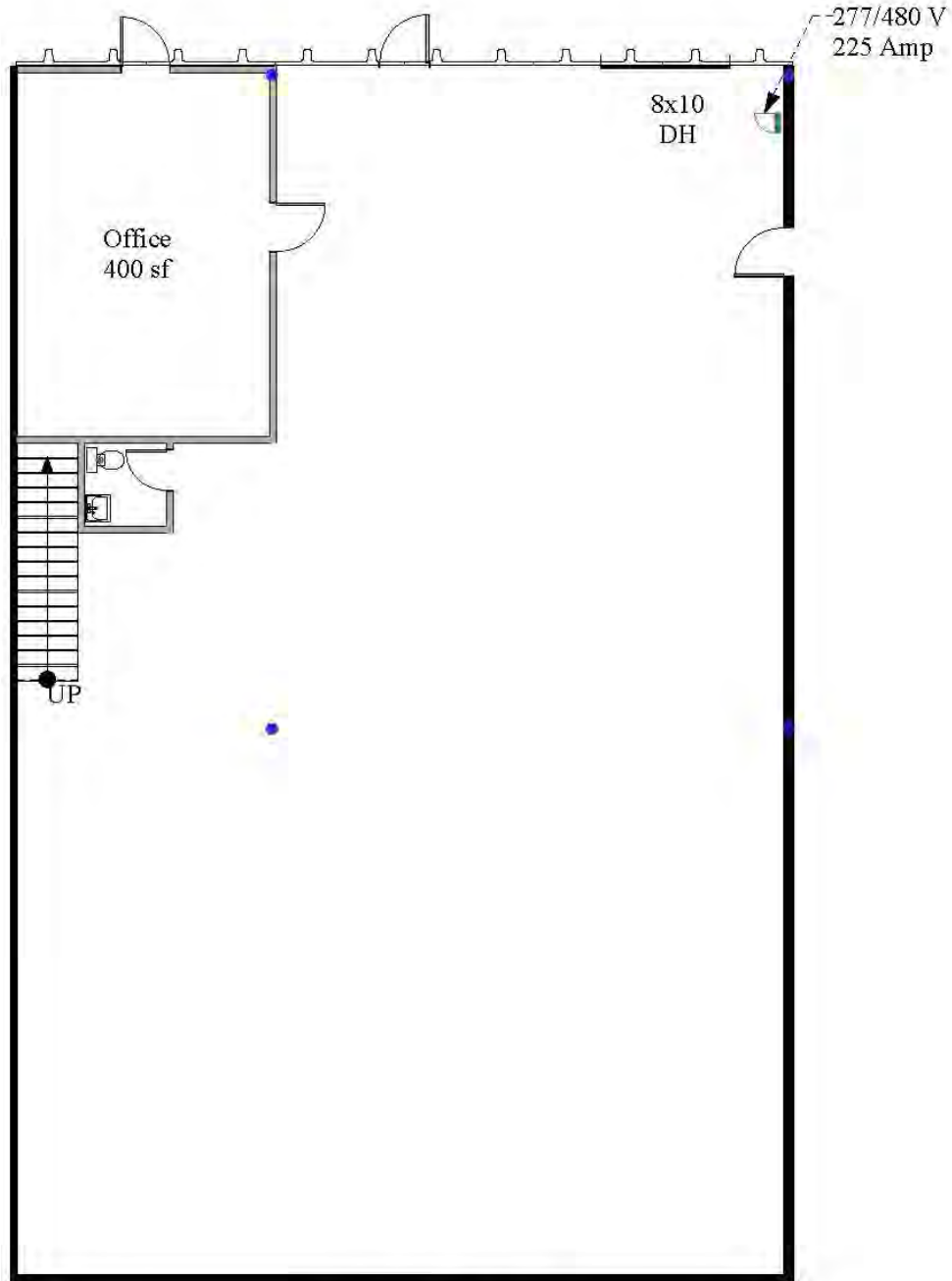
Floor Plan 6,080 sf
Scale: 1/16" = 1'-0"

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300 South Jackson Street, Suite 440
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303-295-2525
mbloom@michaelbloomrealty.com
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730 South Jason Street
Denver, Colorado

730 South Jason #25



1

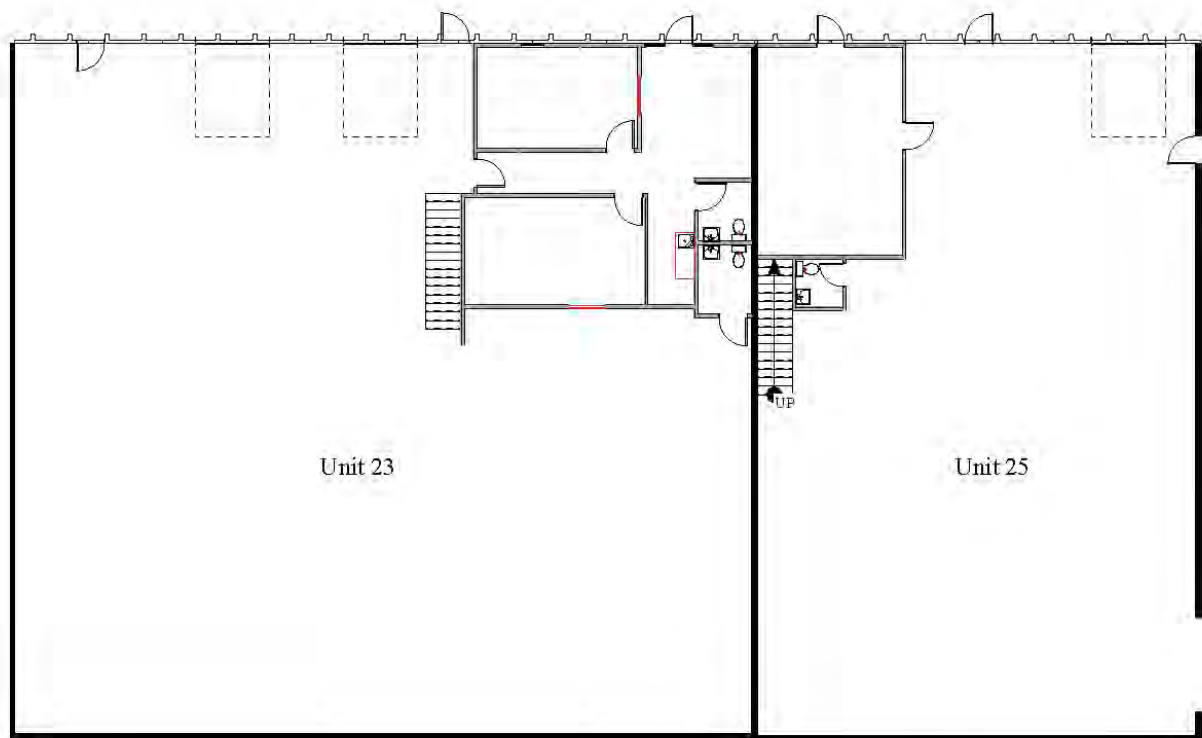
Floor Plan 3,647 sf
Scale: 1" = 10 ft

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730 South Jason Street
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730 S Jason #23 & #25



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1 Floor Plan
Scale: 1/16" = 1'-0"



For Sublease

6,130 SF Class A Infill Industrial Space

Welby Business Park Industrial Space

2300 East 76th Avenue, Building D, Unit 400 | Denver, CO 80229



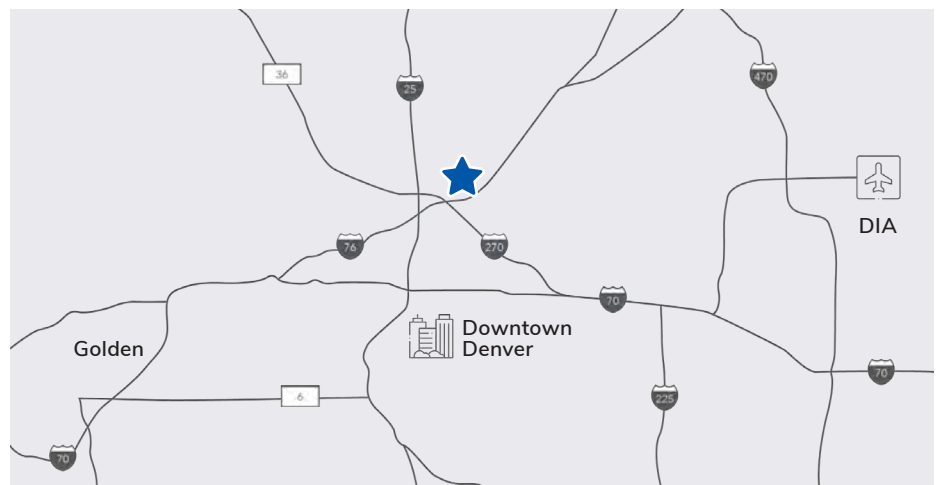
Sublease Rate: Contact Broker
Sublease Term: 03/31/2027

Property Facts

Size	Unit 400: 6,130 SF
Office	Approx. 1,152 SF
Zoning	I-1
County	Adams
Parking	1.48/1,000 SF
Clear Height	24'
Loading	One (1) Dock High Door One (1) Drive-In Door
Sprinkler	ESFR System
HVAC	Fully conditioned office and warehouse
Power	400 Amps, 277/480 Volt Power (TBV)
OPEX	\$7.12/SF

Property Highlights

- Central location with immediate access to I-25, I-76, I-270 and Hwy 36
- Full HVAC in office and warehouse
- Dock-High and Drive-In Loading



For Sublease Information, please contact:

Buzz Miller

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T 303.957.5302

STREAM

For Sublease

6,130 SF Class A Infill Industrial Space

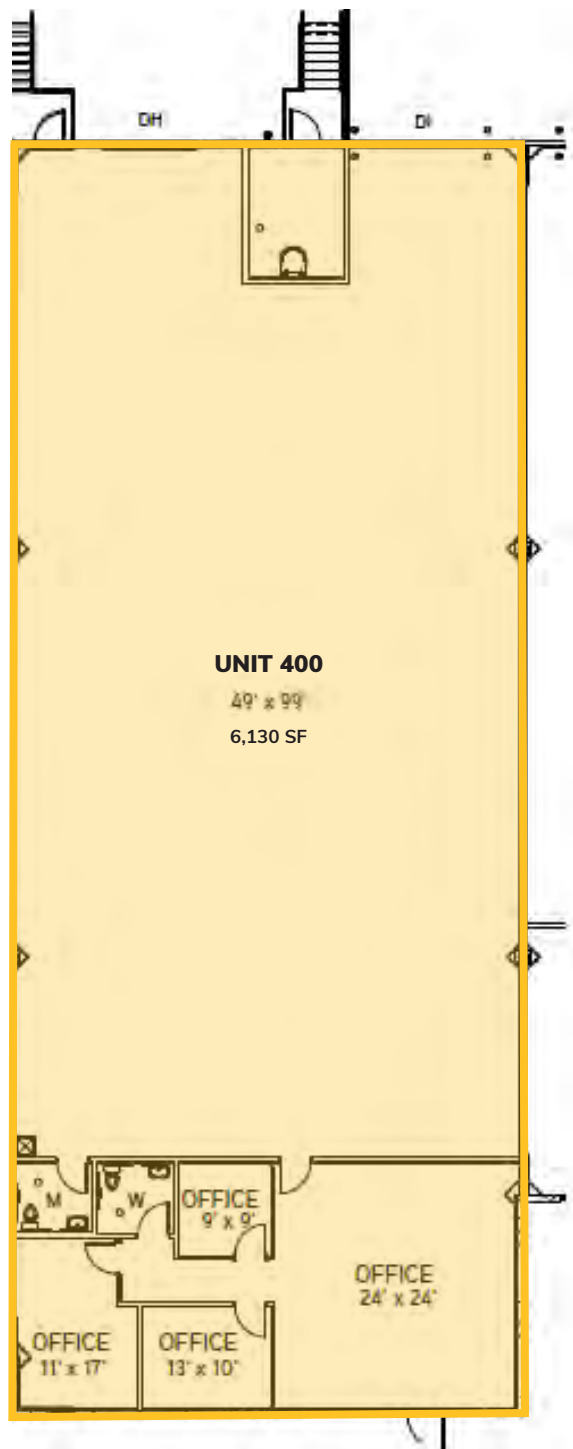
Welby Business Park Industrial Space

2300 East 76th Avenue, Building D, Unit 400 | Denver, CO 80229



**100% HVAC
THROUGHOUT**

UNIT 400:
6,130 SF



For Sublease Information, please contact:

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T 303.957.5302





7123-7153 S. Dillon Ct.

Englewood, CO 80112

**FUNCTIONAL SMALL BAY INDUSTRIAL
WAREHOUSE AVAILABLE FOR LEASE**

8,912 - 18,033 SF

BUZZ MILLER

buzz.miller@streamrealty.com

T: 303.957.5302

DOMINIC DIORIO, SIOR

dominic.diorio@streamrealty.com

T: 303.957.5321

**STREAM**



Property Highlights



Drive-in and dock-high loading in every unit.



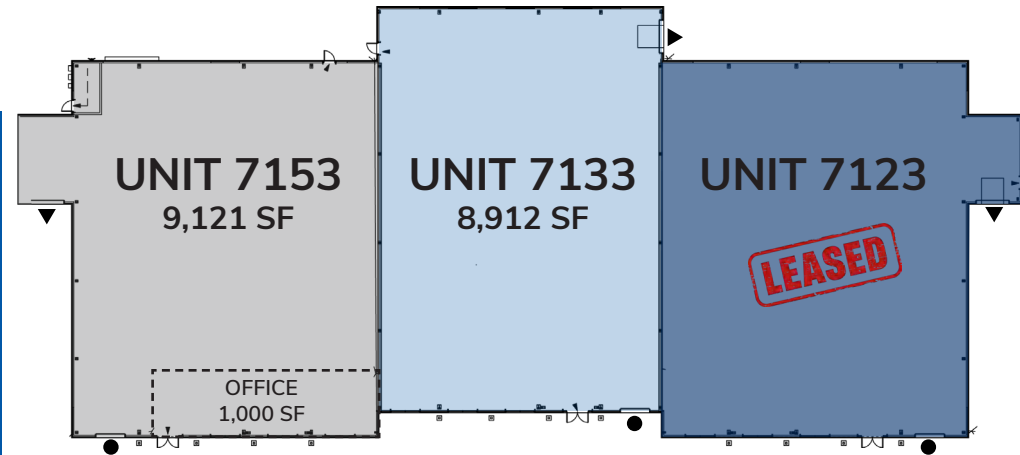
Excellent Southeast location in unincorporated Arapahoe County.



Functional design features, including loading, clear height, and LED warehouse lights.

Profile

BUILDING	27,378 SF
AVAILABLE	8,912 - 18,033 SF
YEAR BUILT	2019
CEILING HEIGHT	±24'
LOADING	1 DH, 1 DI per unit
SPRINKLER	ESFR
NNN EXPENSES	\$7.00/SF (2025 est.)
ZONING	IM-U P.U.D.
LEASE RATE	Contact Brokers



- Drive-In Doors
- ▲ Dock-High Doors



7133 SOUTH DILLON COURT | ENGLEWOOD, CO 80112



Site Plan



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NEW CONSTRUCTION
SMALL-BAY INDUSTRIAL
FOR SALE or FOR LEASE

CREEK*SIDE*
CENTENNIAL TECH CENTER



6403 S UVALDA STREET
CENTENNIAL, CO 80111

FROM 6,863 - 32,744 SF

A DEVELOPMENT OF

 **LAPOUR**

LISTED BY


STREAM

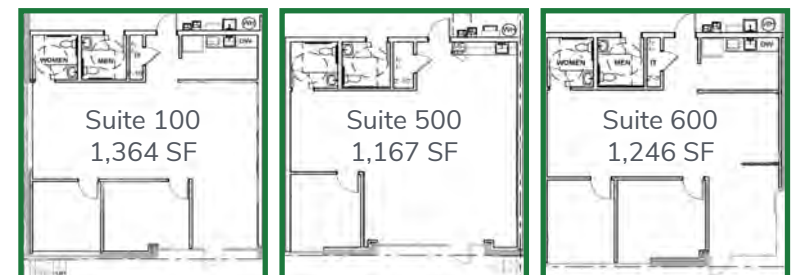
PROPERTY DETAILS



PROPERTY DETAILS

BUILDING SIZE:	63,271 SF	POWER:	2,500 AMPS
PARKING RATIO:	3/1000	SPEED BAYS:	55'
ZONING:	BP-100 (BUSINESS PARK)	CLEAR HEIGHT:	24'
DRIVE-IN DOORS:	EIGHT (8)	TRUCK COURT:	100'
DOCK DOORS:	EIGHT (8)	BAY DEPTHS:	90'-110'
OPEX	\$6.15/SF	JURISDICTION	CITY OF CENTENNIAL

SPEC SUITES: MOVE IN MARCH 2025



FLOORPLAN

SPEC SUITE 100: UP TO 32,744 SF

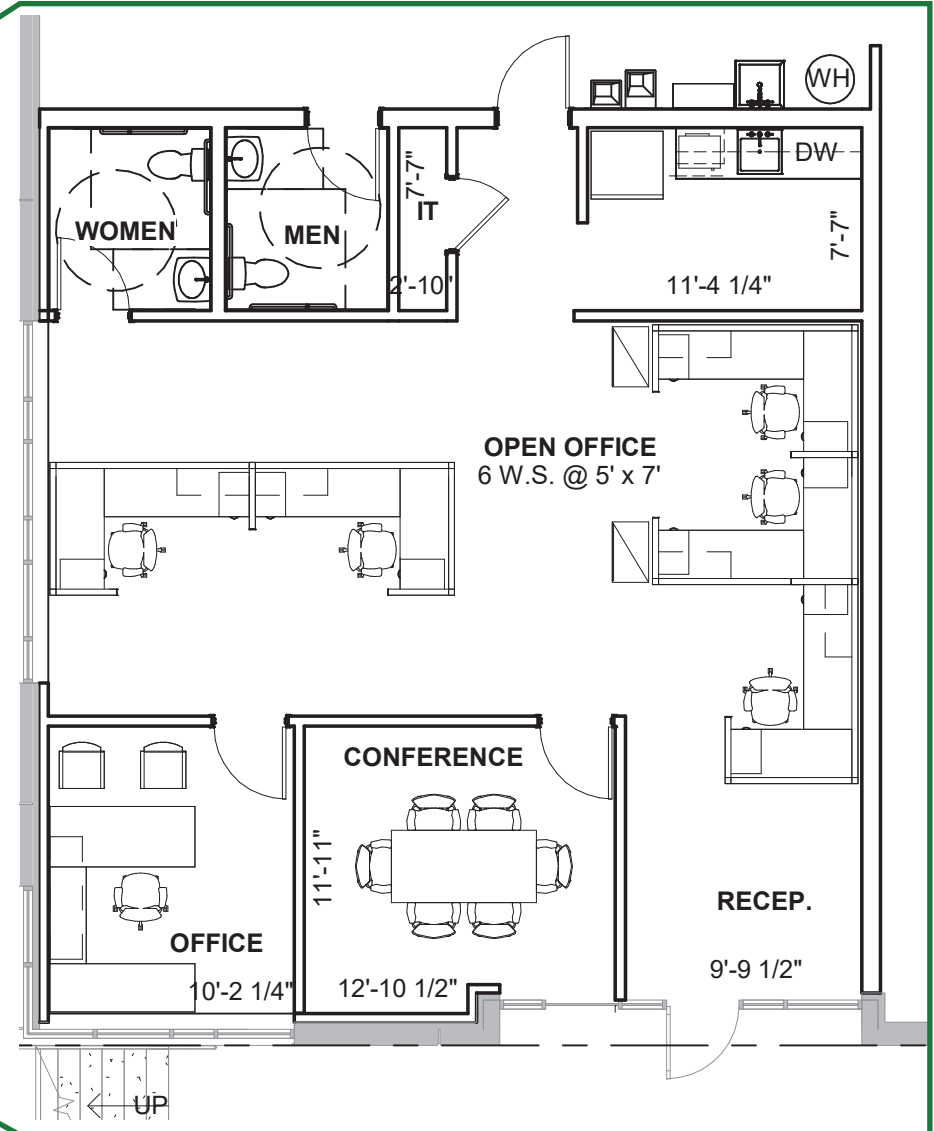
OFFICE AREA: 1,364 SF

WAREHOUSE: UP TO 31,380 SF



MOVE IN READY MARCH 2025

- Flexible warehouse size opportunity
- Brand new, modern office space
- Corner Unit
- 10' ceilings in office
- 24' clear height in WH
- Dock-high door; Ramped drive-in and grade level loading
- Building signage opportunity



**Furniture is not included. Shown for exhibit purposes only.*

FLOORPLAN

SPEC SUITE 500: UP TO 6,863 SF

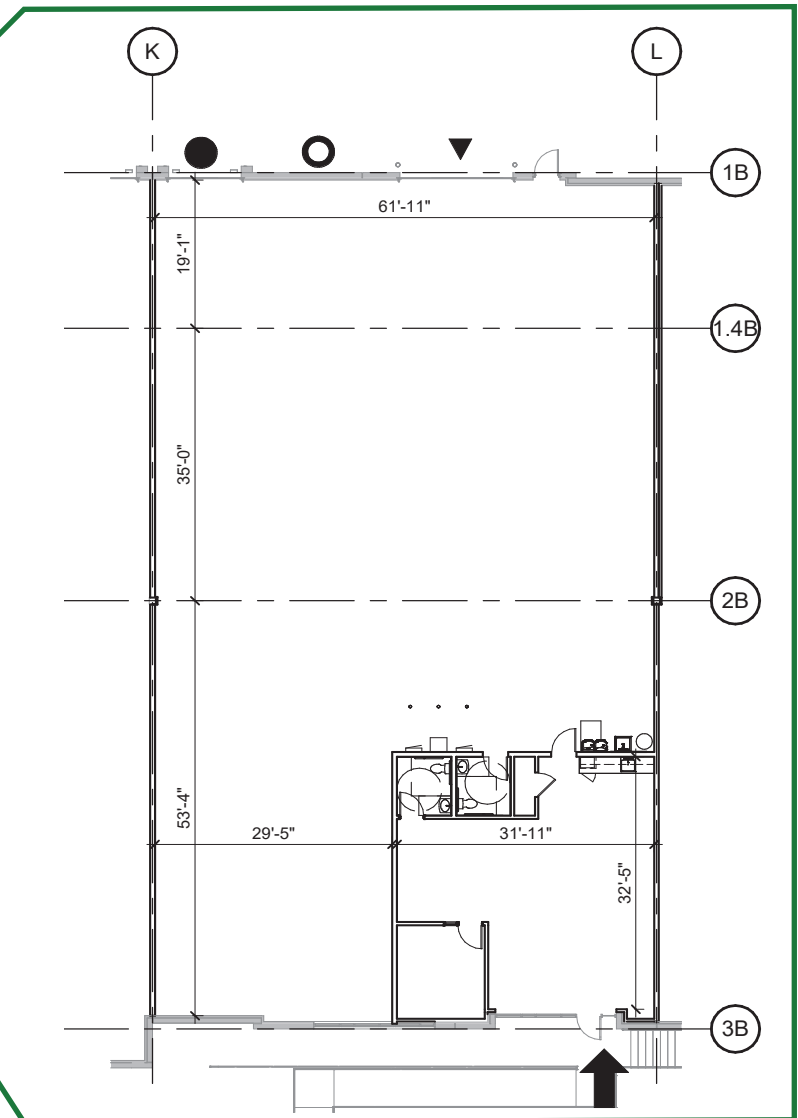
OFFICE AREA: 1,167 SF

WAREHOUSE: 5,696 SF



MOVE IN READY MARCH 2025

- Brand new, modern office space
- 10' ceilings in office
- 24' clear height in WH
- 1 dock-high and 1 ramped drive-in door
- Building signage opportunity
- Two building signage opportunities



**Furniture is not included. Shown for exhibit purposes only.*

FLOORPLAN

SPEC SUITE 600: UP TO 13,972 SF

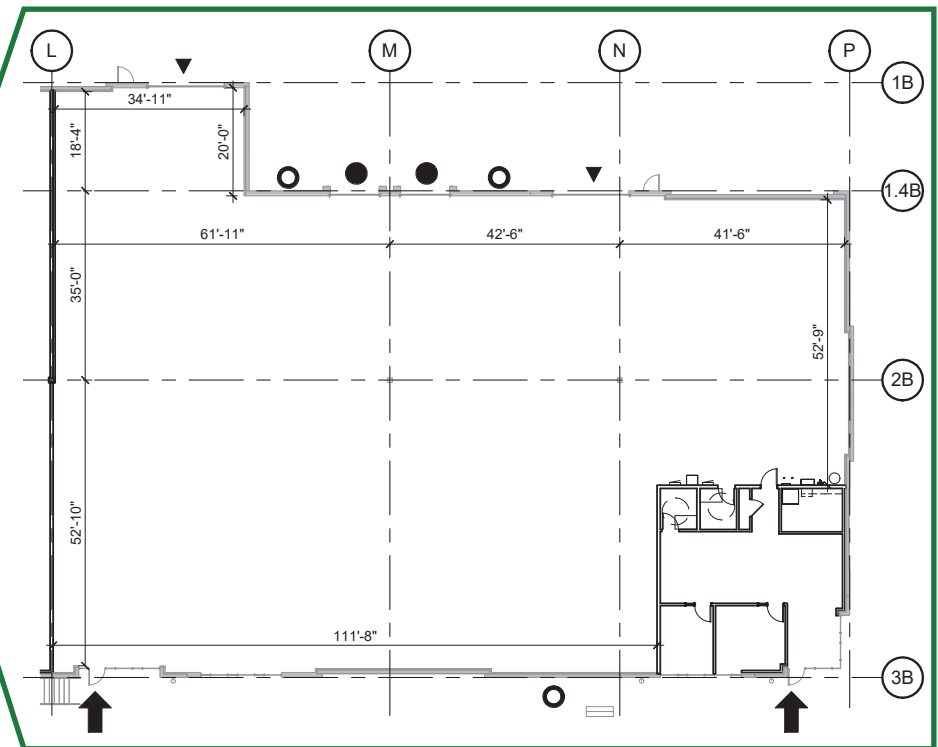
OFFICE AREA: 1,246 SF

WAREHOUSE: 12,726 SF



MOVE IN READY MARCH 2025

- Brand new, modern office space
- Corner Unit
- 10' ceilings in office
- 24' clear height in WH
- 2 dock-highs; 2 ramped drive-in doors and grade level loading
- Building signage opportunity
- Two building signage opportunities



**Furniture is not included. Shown for exhibit purposes only.*

DEMOGRAPHICS

Creekside Centennial Tech Center (CCTC) is a 63,271 square foot small bay, Class A industrial building in Denver's Southeast Submarket. CCTC is the first and only, small bay, industrial project in south Denver that will provide tenants with state-of-the-art, 24' clear, space divisible to under 10,000 SF. The location provides immediate access to Arapahoe Rd, and quick access to I-25, E-470, and Hwy 83. This flexible industrial project is zoned Business Park-100, which can accommodate a variety of light industrial, assembly, R&D, showroom, flex/office, and distribution uses.

The surrounding demographics represent a skilled and highly educated workforce combined with many opportunities for attainable housing. Creekside Centennial Tech Center provides the modern image, convenient location and surrounding amenities that are needed in today's business environment for employee and client recruitment and retention.

In the epicenter of the Southeast submarket and part of the Denver Tech Center (DTC), Creekside is surrounded by an abundance of amenities including dining, shopping, and entertainment all within a short drive. Centennial Airport, one of the busiest private airports in the country, is located just five (5) minutes away.

SURROUNDING EMPLOYERS



IN CLOSE PROXIMITY
TO I-25, ARAPAHOE RD,
PARKER RD & E470
AND GREAT AMENITIES



1 MILE: 76.2% OF
POPULATION WITH A
BACHELORS DEGREE OR
HIGHER




GROWING AND STABLE
HOUSING MARKET



BIKE TO WORK CAPABILITY
WITH IMMEDIATE ACCESS
TO TRAILS

IMMEDIATE PROXIMITY TO

- 107,134 RESIDENTIAL UNITS (WITHIN FIVE MILES)
- DINING, SHOPPING & ENTERTAINMENT
- PARK MEADOWS SHOPPING MALL
- MAJOR ARTERIALS
- DENVER TECH CENTER - LARGEST OFFICE SUBMARKET IN DENVER
- CENTENNIAL AIRPORT 

DRIVE TIMES

IMMEDIATE ACCESS

I-25, Arapahoe Rd, HWY 83
(PARKER RD), E-470

6 MINUTES

I-25

8 MINUTES

E-470

17 MINUTES

I-225

27 MINUTES

I-70

30 MINUTES

DOWNTOWN DENVER

36 MINUTES

DENVER INTERNATIONAL AIRPORT (DIA)

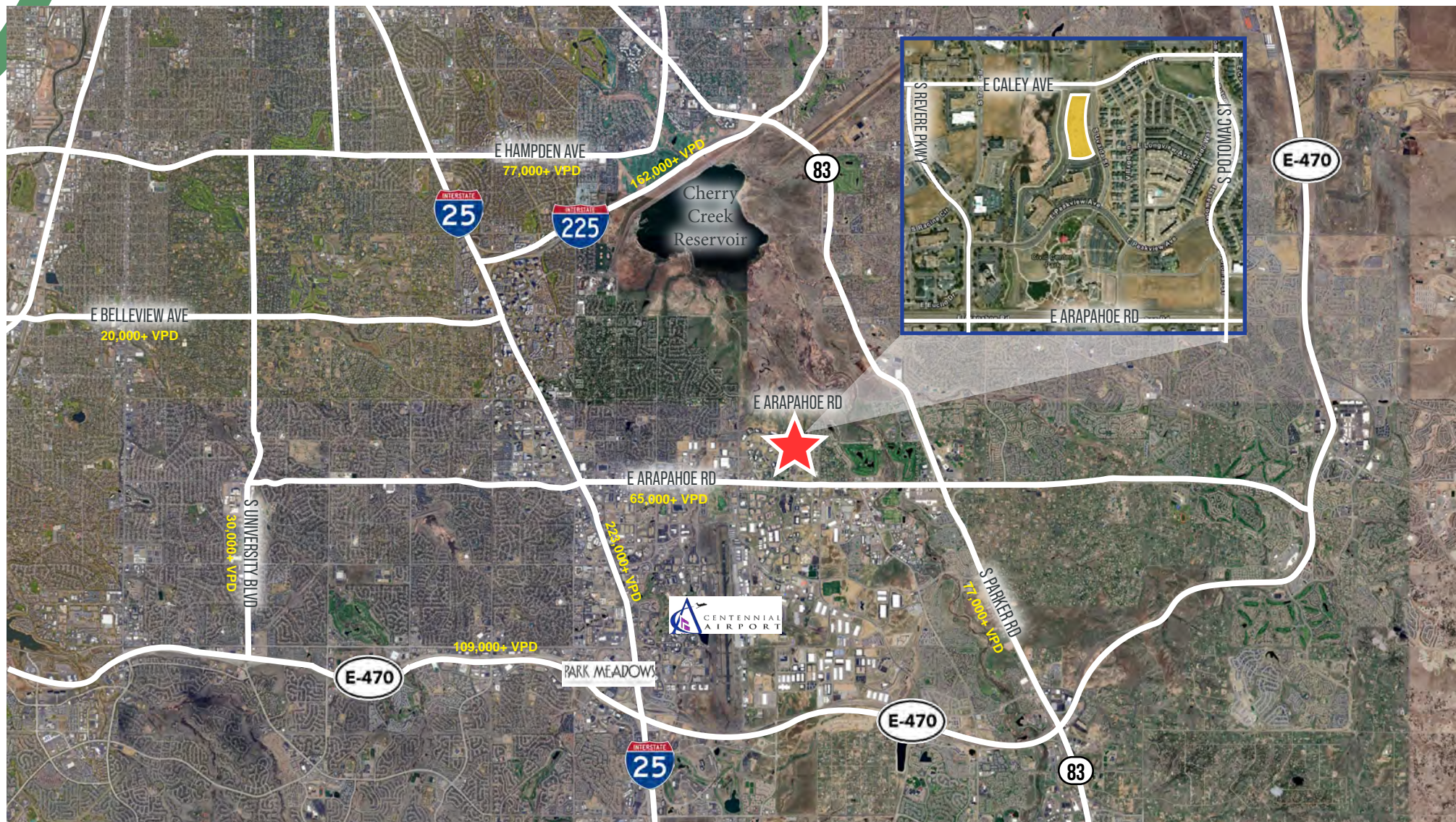
PROPERTY DETAILS

CREEK SIDE
CENTENNIAL TECH CENTER



6403 S UVALDA STREET, CENTENNIAL, CO 80111

ACCESS MAP



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BUZZ MILLER
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LISTED BY

STREAM

5801 - 5835 West 6th Avenue
Lakewood, Colorado

M B R C

CityWest
Business Center

FOR LEASE:

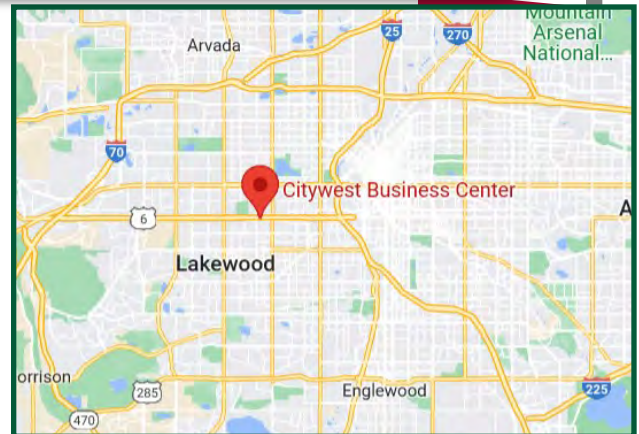
5805 Unit 1A..... 4,723 SF (\$11.00/SF NNN*)
5815 Unit 2B/2C..... 10,928 SF (\$11.00/SF NNN*)
5825 Unit 3D..... 5,283 SF (\$11.00/SF NNN*)

*NNN=\$4.44 AS OF 12/31/23



PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL/OFFICE COMPLEX LOCATED IN METRO DENVER. HIGHLY ADAPTABLE FOR USE AS A MANUFACTURING, SERVICE, ASSEMBLY, OR SALES FACILITY. THE COMBINATION OF GROUND FLOOR WAREHOUSE AND UPPER LEVEL OPEN CONCEPT OFFICE SPACE PROVIDES A UNIQUE OFFERING TO MEET THE DEMANDS OF TODAY'S **SMALL BUSINESS**.



IMPORTANT FEATURES:

- DOCK HIGH or DRIVE IN LOADING DOORS
- GENEROUS PARKING AND LOADING
- WELL APPOINTED OFFICE AREAS
- VISIBLE FROM 6TH AVENUE
- LAKEWOOD LI (Light Industrial) ZONING
- OUTSIDE STORAGE AVAILABLE

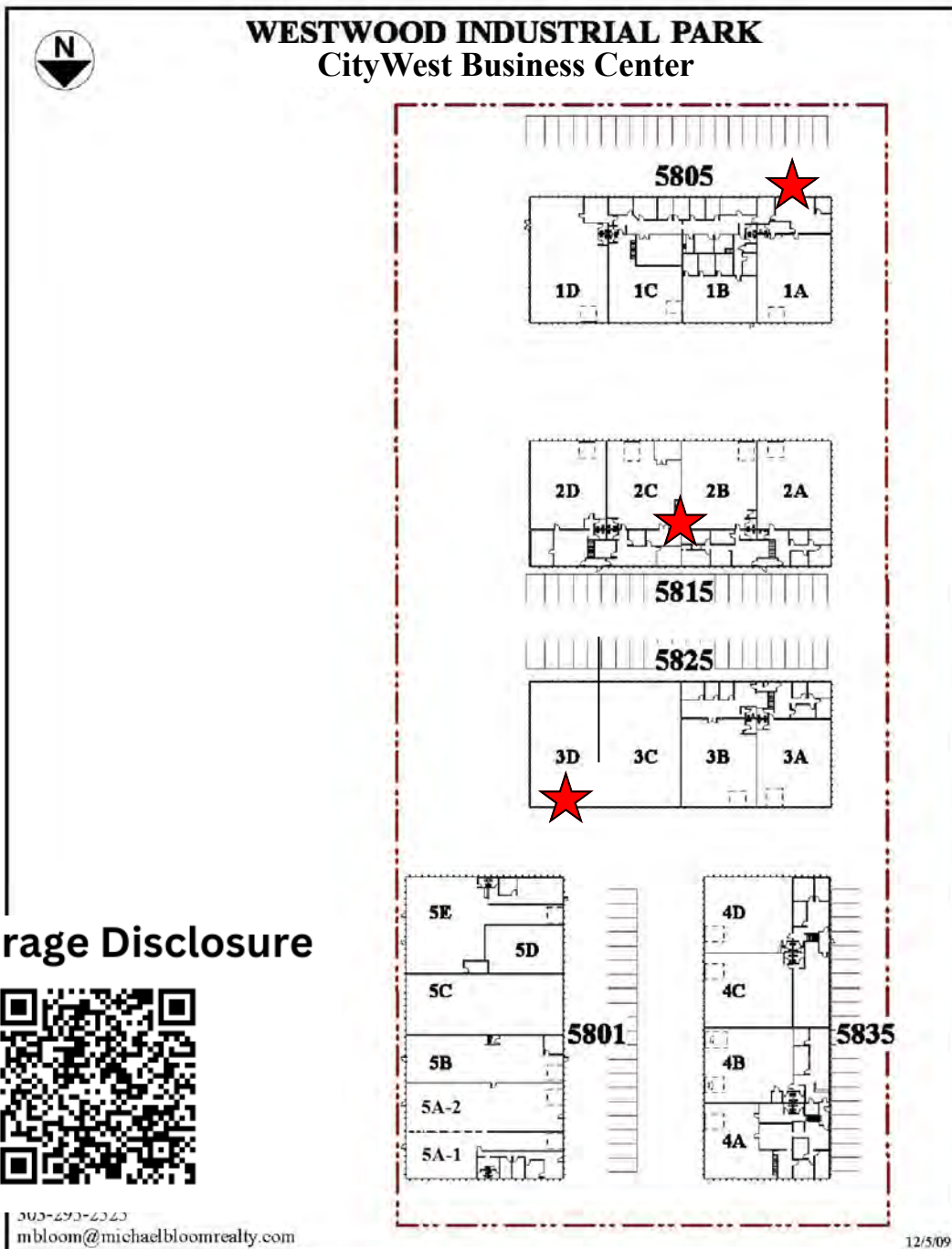
MICHAEL BLOOM
REALTY COMPANY



5801 - 5835 West 6th Avenue
Lakewood, Colorado

M B R C

Available	Total SF	Office SF	Loading	Power
5805 Unit 1A/1PA	4,723	1,113	Dock-High	TBD
5815 Unit 2B/2PB & 2C/2PC	10,928	3,400	2 Drive-In	Heavy 3 Phase
5825 Unit 3D/3PD	4,574	920	Dock-High/ Drive-In	3 Phase



5805 Unit 1A

M B R C

SECOND FLOOR OFFICE
1,113SF

Second Floor Office
Above First Floor
Office

**FIRST FLOOR
WORK AREA**

FIRST FLOOR WAREHOUSE

5805 1A

First Floor:	3,610SF
Second Floor:	1,113SF
TOTAL:	4,723SF

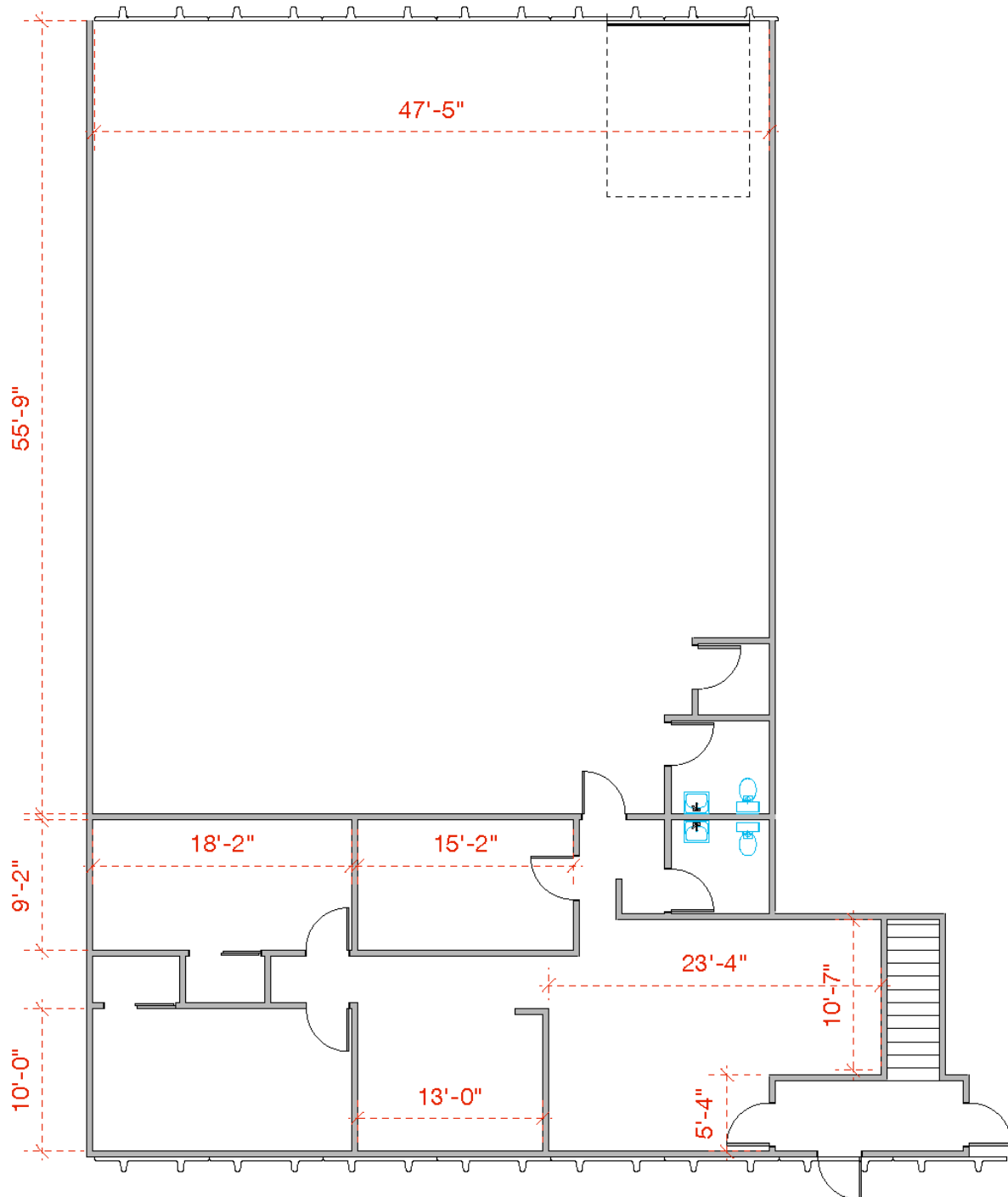
10x10
Dock High

N

5815 Unit 2B

M B R C

5815 West 6th Avenue Unit 2B



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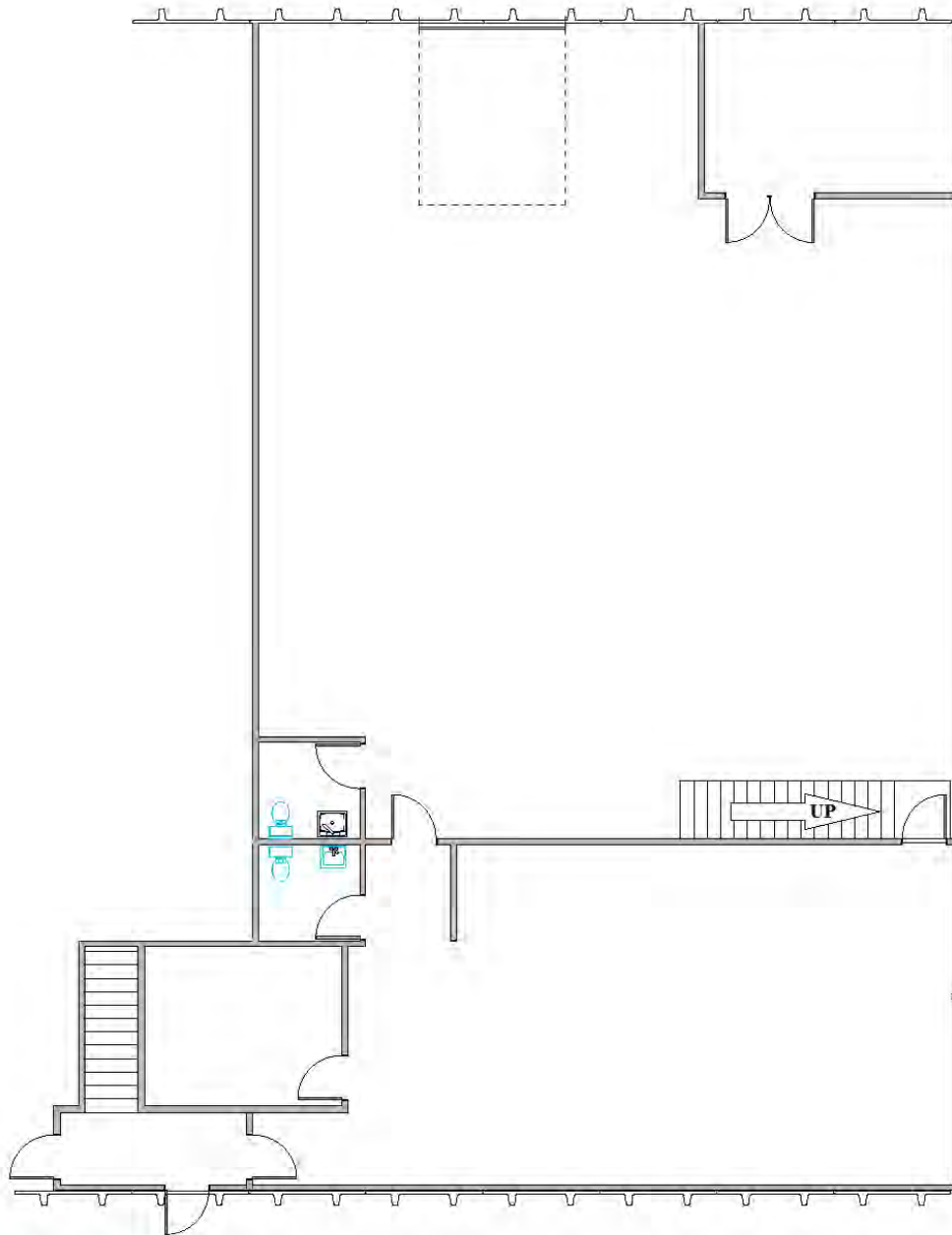
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Floor Plan
Scale: 1" = 10 ft

4,055 rsf

5815 Unit 2C

M B R C



5815 2C

First Floor:	3,694SF
Second Floor:	1,589SF
TOTAL:	5,283SF

Stairs
Leading to
Second
Floor Office

Second Floor
Office Above First
Floor Warehouse

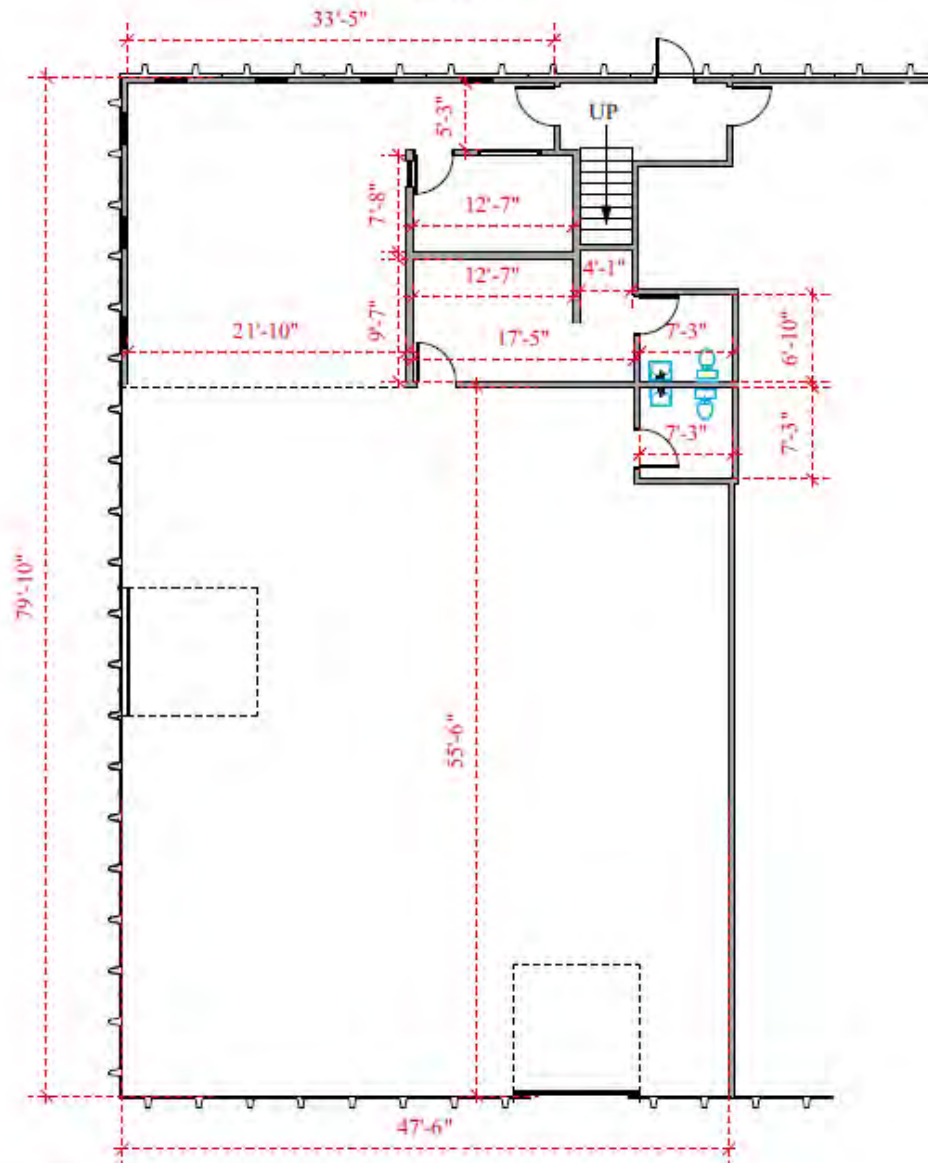
SECOND FLOOR OFFICE
1,589SF

5825 Unit 3D

M B R C

5825 West 6th Avenue

Unit D



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1

Floor Plan

Scale: 3/32" = 1'-0"

