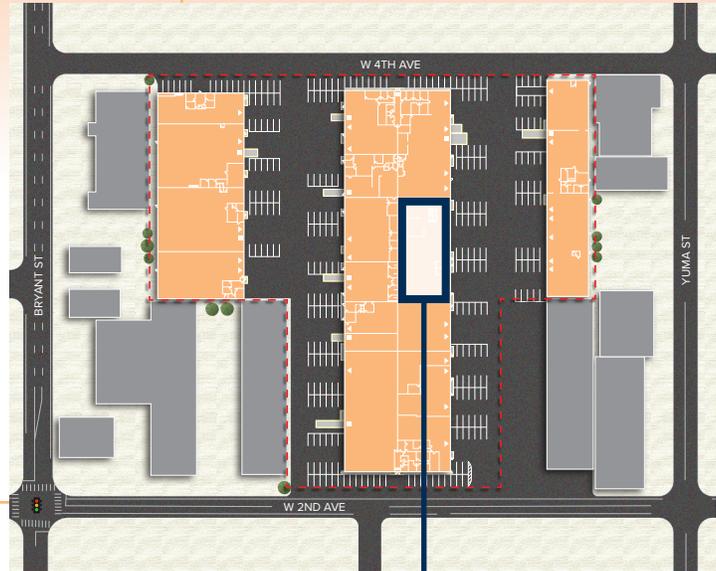


BRYANT STREET QUAD



▲ Dock Door
■ Drive-in Door

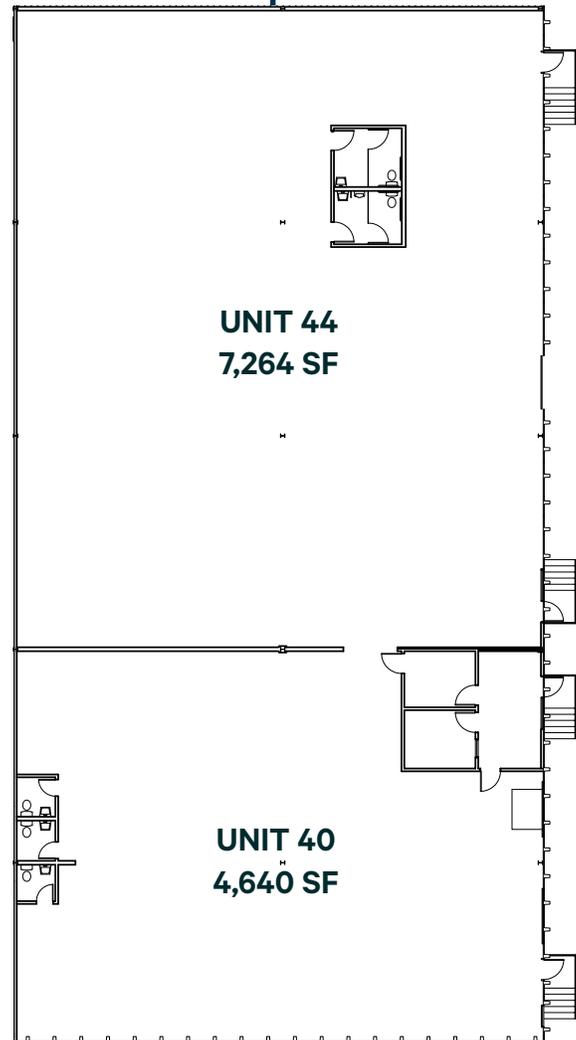


UNIT 40 & 44 11,904 SF

BUILDING 3

2485 W 4th Ave, Denver, CO 80219

AVAILABLE SF	11,904 SF 4,640 SF (Unit 40) 7,264 SF (Unit 44)
OFFICE SIZE	±323 SF (Unit 40)
AVAILABLE	June 30, 2025
CLEAR HEIGHT	15'
LOADING	3 Docks
ZONING	I-1
YEAR BUILT	1970
PARKING	22 Spaces
OPEX	\$4.93 (Est. 2026)
LEASE RATE	Contact Brokers



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