

CONFLUENT CENTER 70

15100 E. 40TH AVENUE | AURORA, CO 80011

VISIBILITY TO
±145,000
VEHICLES PER DAY
ALONG EAST &
WEST BOUND I-70

Downtown Denver



Additional Site
for Parking Available

SUITE B

SUITE C

E. 40TH AVENUE

**20,697 - 42,478 SF
OR A COMBINED 63,175 SF AVAILABLE**

30' CLEAR HEIGHT

EXCELLENT ACCESS WITH I-70 FRONTAGE & VISIBILITY

LOCATED IN THE HEART OF DENVER'S DISTRIBUTION MARKET

I-70 SIGNAGE/VISIBILITY TO 145,000 CARS PER DAY

SITE DETAILS

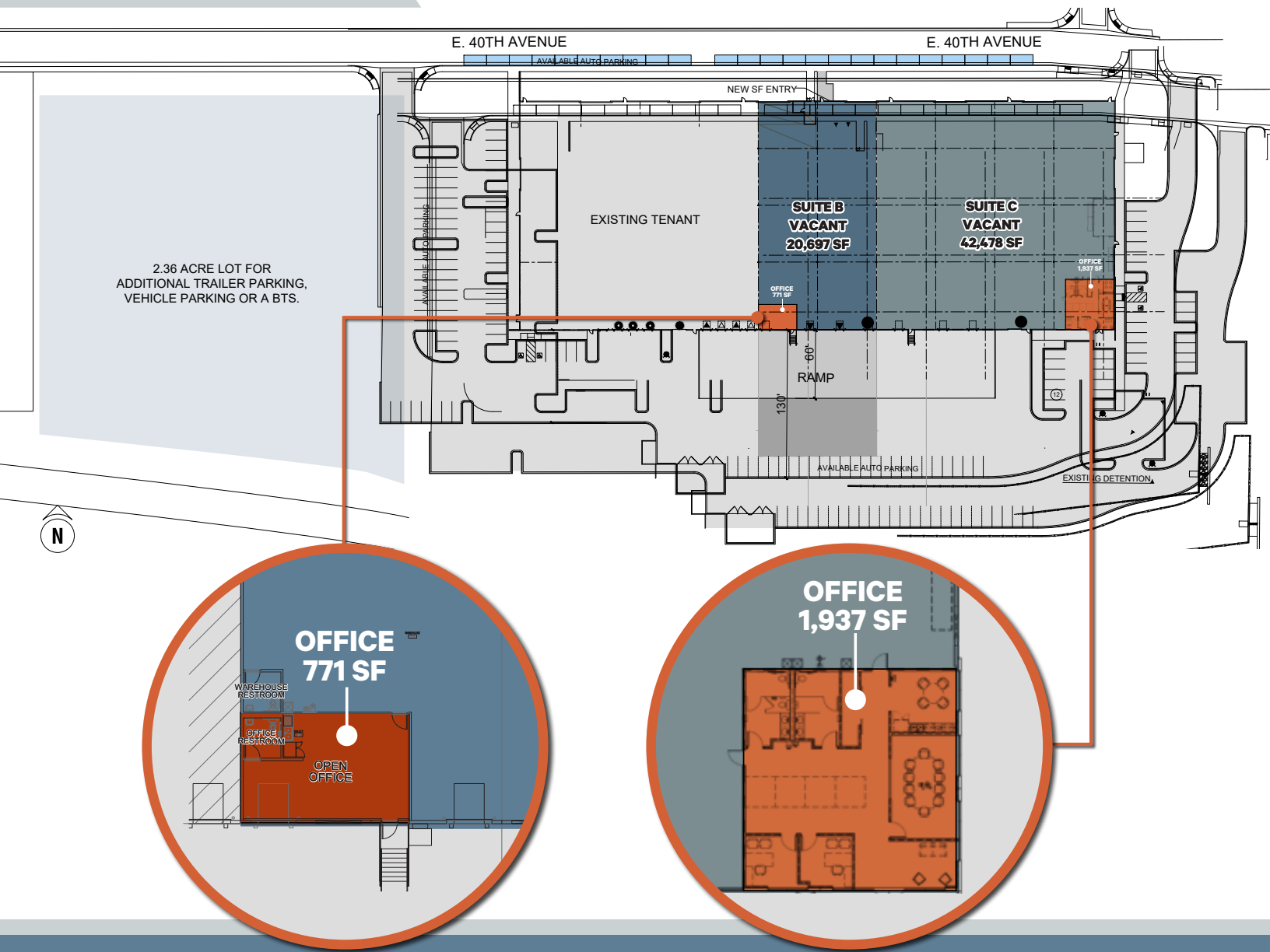
SUITE B

SQUARE FOOTAGE	20,697 SF
OFFICE SF	771 SF
LOADING	2 DOCK HIGH WITH LEVELERS 1 OVERSIZED DRIVE IN (14.5' X 20') 1 KNOCKOUT
CLEAR HEIGHT	30'
AUTO PARKING	1.5 / 1,000

SUITE C

SQUARE FOOTAGE	42,478 SF
OFFICE SF	1,937 SF
LOADING	3 DOCK HIGH WITH LEVELERS 4 KNOCKOUTS (FOR A TOTAL OF 7 DOCK HIGH DOORS) 1 OVERSIZED DRIVE-IN (14' X 17')
CLEAR HEIGHT	30'
AUTO PARKING	1.5 / 1,000

SITE PLAN

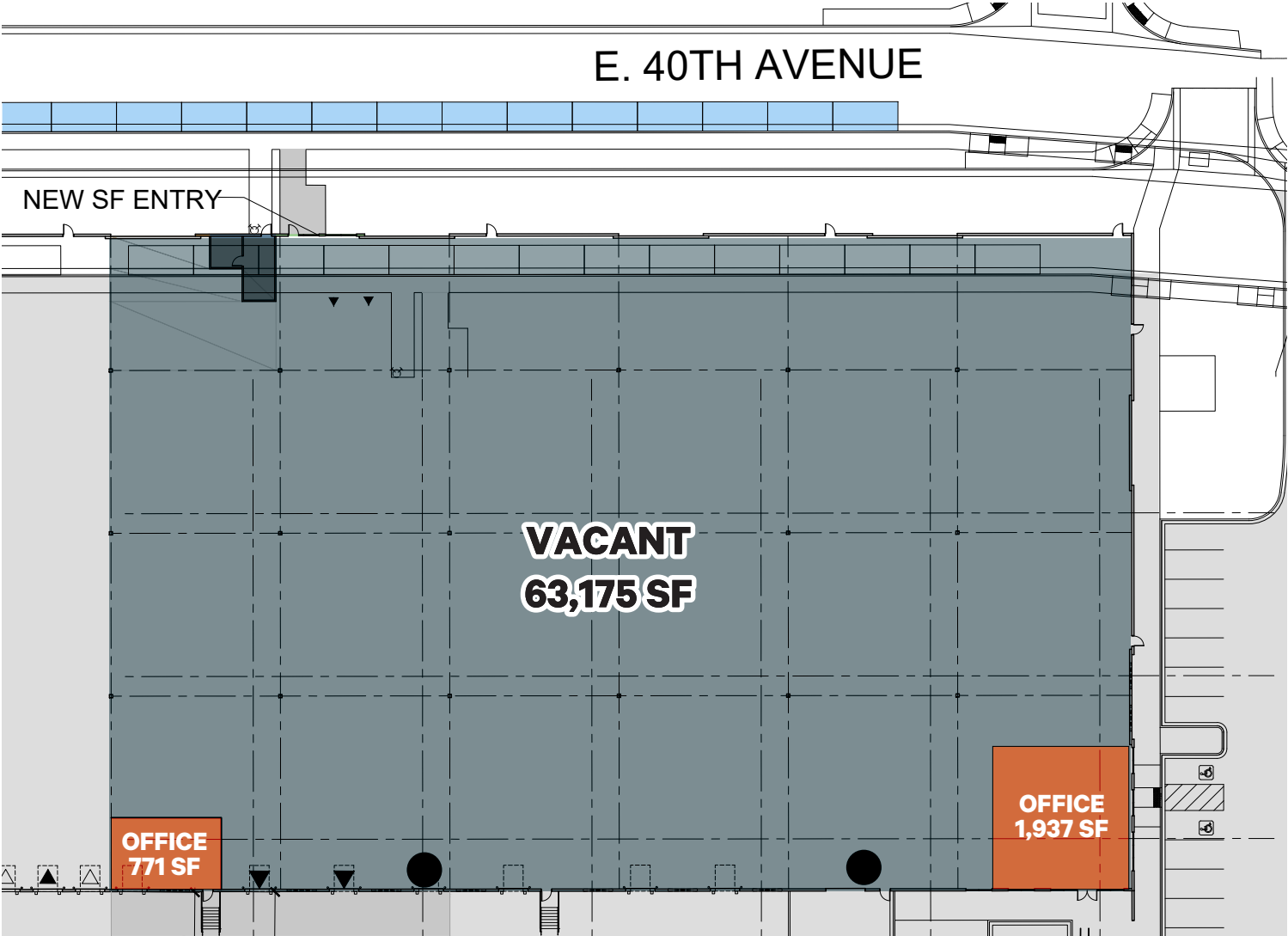


SITE DETAILS

COMBINED SUITES

SQUARE FOOTAGE	63,175 SF
OFFICE SF	2,708 SF
LOADING	5 DOCK HIGH WITH LEVELERS 5 KNOCKOUTS (FOR A TOTAL OF 10 DOCK HIGH DOORS) 2 DRIVE-INS (BOTH OVERSIZED)
CLEAR HEIGHT	30'
AUTO PARKING	1.5 / 1,000

COMBINED FLOORPLAN



ACCESS MAP



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