

Quantum

56

424-601 W. 56TH AVENUE
DENVER, CO 80216

PHASE 1 CONSTRUCTION COMPLETE
3 BUILDINGS TOTALING ±584,913 SF
FOR LEASE

PHASE 2 AVAILABLE FOR BUILD TO SUIT
FOR SALE OR LEASE



Hines + CBRE

PROJECT HIGHLIGHTS



Total Project Size
60.29 Acres



Buildings
6



Square Footage
Currently constructed: ±584,913 SF
Park at full buildout: ±876,960K SF



Clear Height
32'-36'



Security
Fully-fenced and secured project with ability to secure individual buildings



Sprinkler
ESFR



Mill Levy
126.48 inclusive of the metro district



Economic Incentives
Adams County Enterprise Zone
Sales tax rate 4.75% vs. 8.81% in Denver
No Energize Denver red tape



Park Amenities
Full sized basketball court, pickleball court,
picnic tables and walking path



Zoning
I-2



Power
Xcel Energy



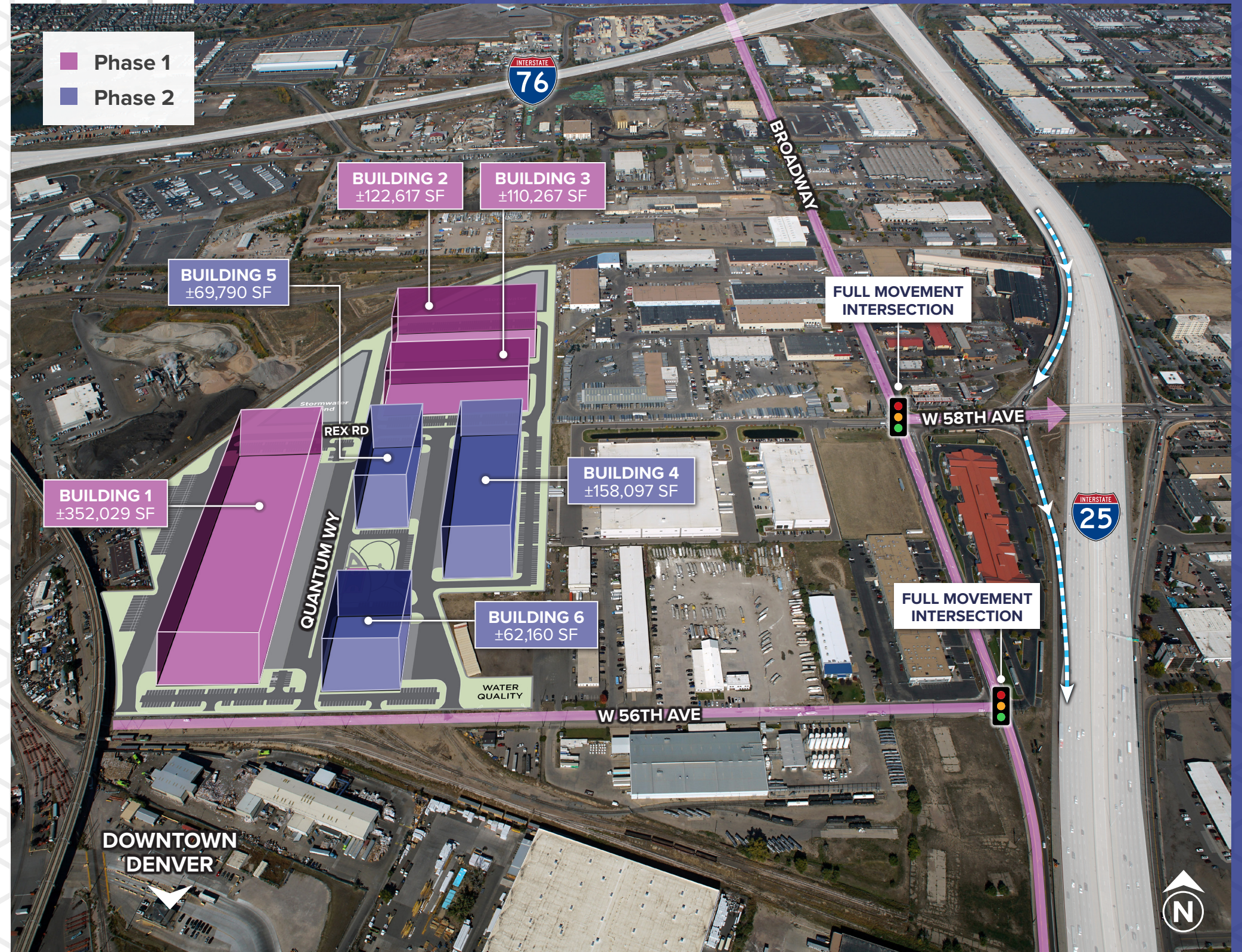
Fiber
Comcast



Water
North Pecos (Denver Water service area)



Sewer
North Pecos

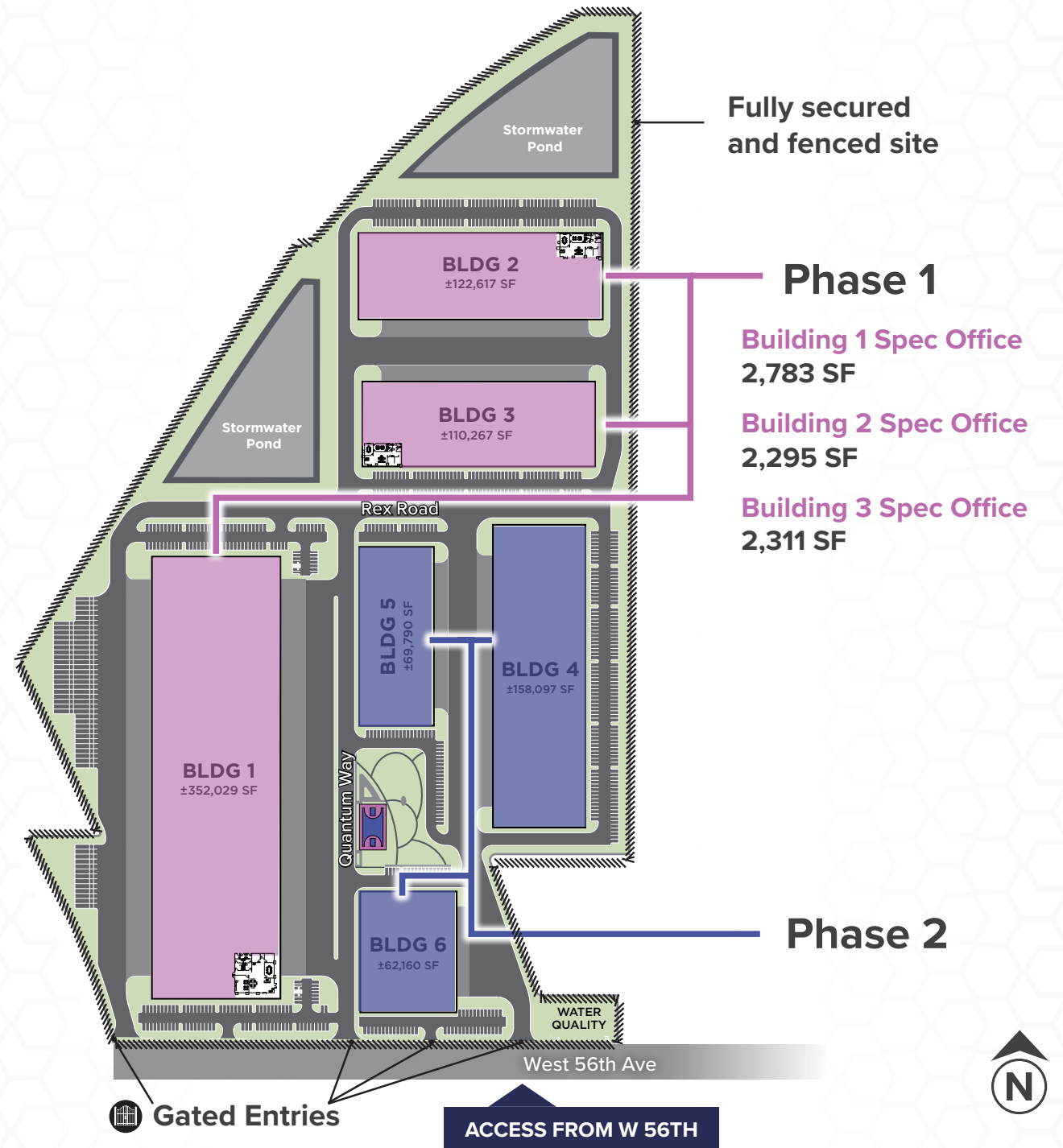




BUILDING SPECIFICATIONS

Building	PHASE 1 COMPLETE			PHASE 2		
	1	2	3	4	5	6
Address	601 W 56th Ave	485 W 56th Ave	455 W 56th Ave	424 W 56th Ave	537 W 56th Ave	505 W 56th Ave
Size (SF)	±352,029	±122,617	±110,267	±158,097	±69,790	±62,160
Acres	±19.31	±6.16	±5.75	±7.82	±3.61	±3.91
Clear Height	36'	32'	32'	32'	32'	32'
Auto Stalls	180	111	103	149	61	59
Trailer Parking	71 Stalls	—	—	—	—	—
Dock-High Doors	111	30	28	40	14	11
Drive-In Doors	4	4	4	4	2	2
Building Depth	320'	200'	190'	210'	155'	205'
Power (AMPS)	4,000	3,000	3,000	3,000	3,000	4,000
Column Spacing	50' x 54'	46'-8" x 52'	43'-4" x 52'	50' x 52'	47'-6" x 52'	48'-4" x 52'
Spec Office (SF)	2,783	2,295	2,311	TO SUIT	TO SUIT	TO SUIT

Phase 1 Phase 2






AREA OVERVIEW

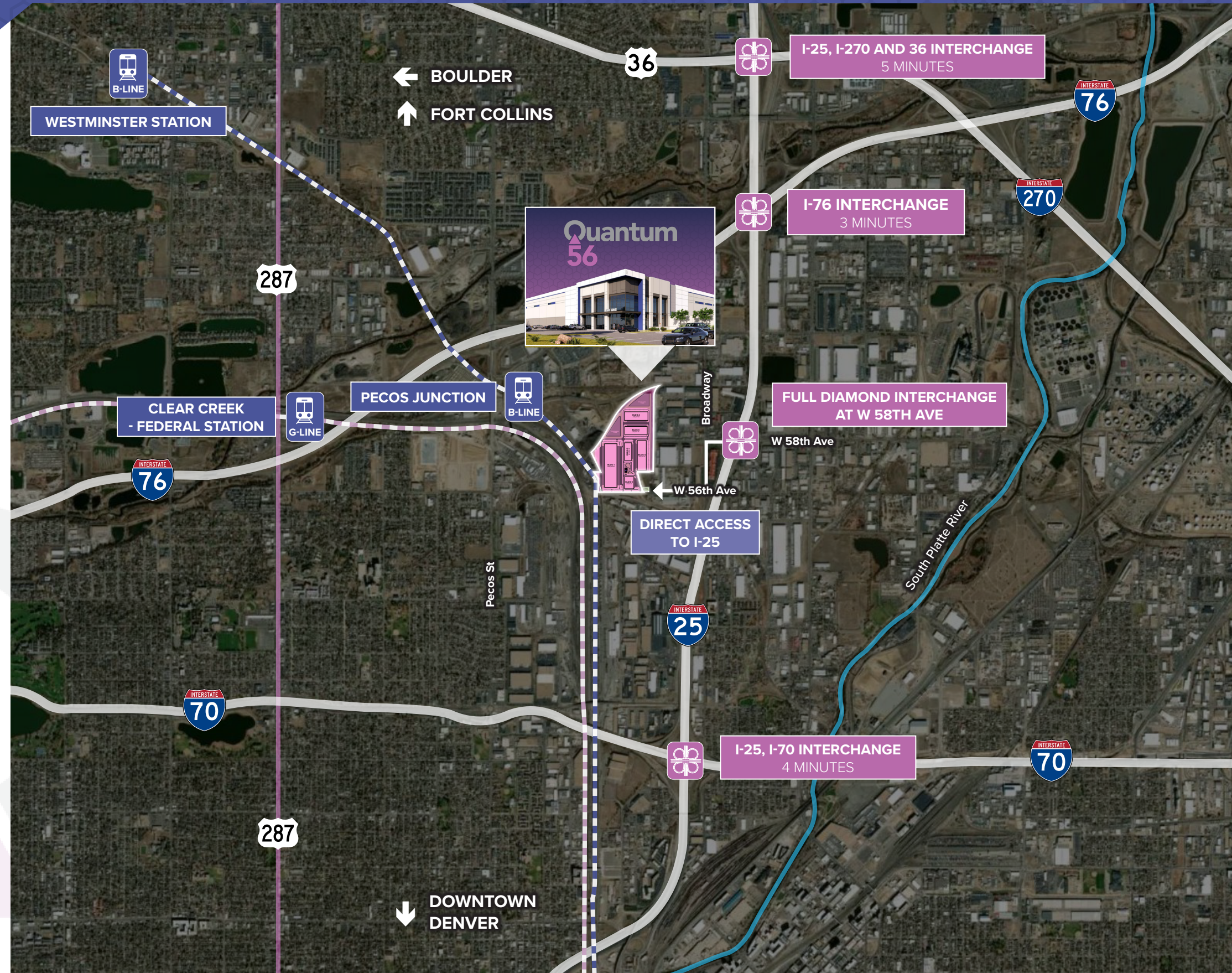


DRIVE TIMES

-  I-25 & I-70 INTERCHANGE
-  DOWNTOWN DENVER
-  DENVER INTERNATIONAL AIRPORT
-  BOULDER
-  FORT COLLINS

MAP LEGEND

-  RTD LIGHT RAIL
-  INTERCHANGE
-  RTD STOPS





FOR MORE INFORMATION,
PLEASE CONTACT

DANIEL CLOSE, SIOR

Senior Vice President
+1 303 946 3285
daniel.close@cbre.com

TODD WITTY, SIOR

Senior Vice President
+1 303 725 7189
todd.witty@cbre.com

Quantum
56

424-601 W. 56TH AVENUE
DENVER, CO 80216

Hines + CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.