

4400 Kittredge St - Four Gateway Centre - Gateway Park



Location: **Four Gateway Centre**
AKA 40th Ave
Northeast Denver Cluster
East I-70/Montbello Submarket
Denver County
Denver, CO 80239

Building Type: **Class B Office**

Status: **Built Jul 2001**

Stories: **1**

RBA: **62,456 SF**

Typical Floor: **62,456 SF**

Total Avail: **5,449 SF**

% Leased: **91.3%**

Developer: **Pauls Real Estate Investments, LLC**

Management: **Glenborough, LLC**

Recorded Owner: **Yonezawa Miller Company**

Expenses: **2015 Tax @ \$3.15/sf; 2013 Ops @ \$3.70/sf**

Parcel Number: **0204-01-017**

Parking: **426 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,449	5,449	5,449	\$14.00/nnn	Vacant	Negotiable	Direct

