## 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

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

Building Type: Class B Office

Stories: 1

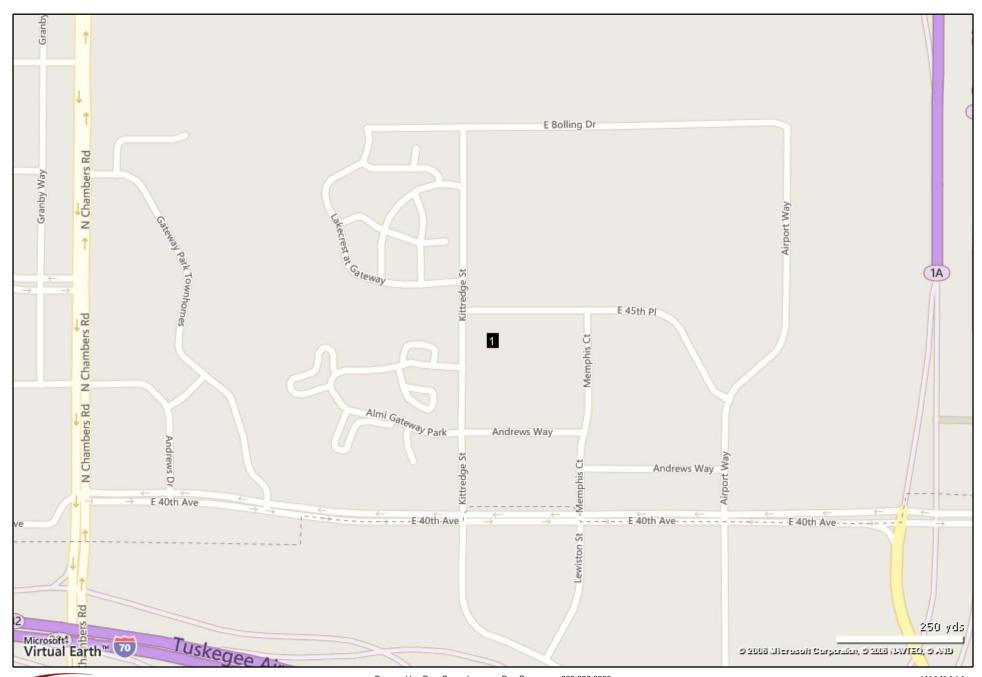
Typical Floor: **62,456 SF**Total Avail: **5,449 SF** 

% Leased: 91.3%

Status: Built Jul 2001

RBA: 62,456 SF







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