

# 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**

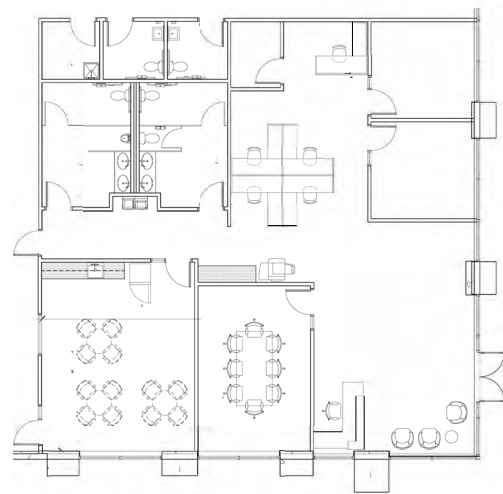
**Hines + CBRE**



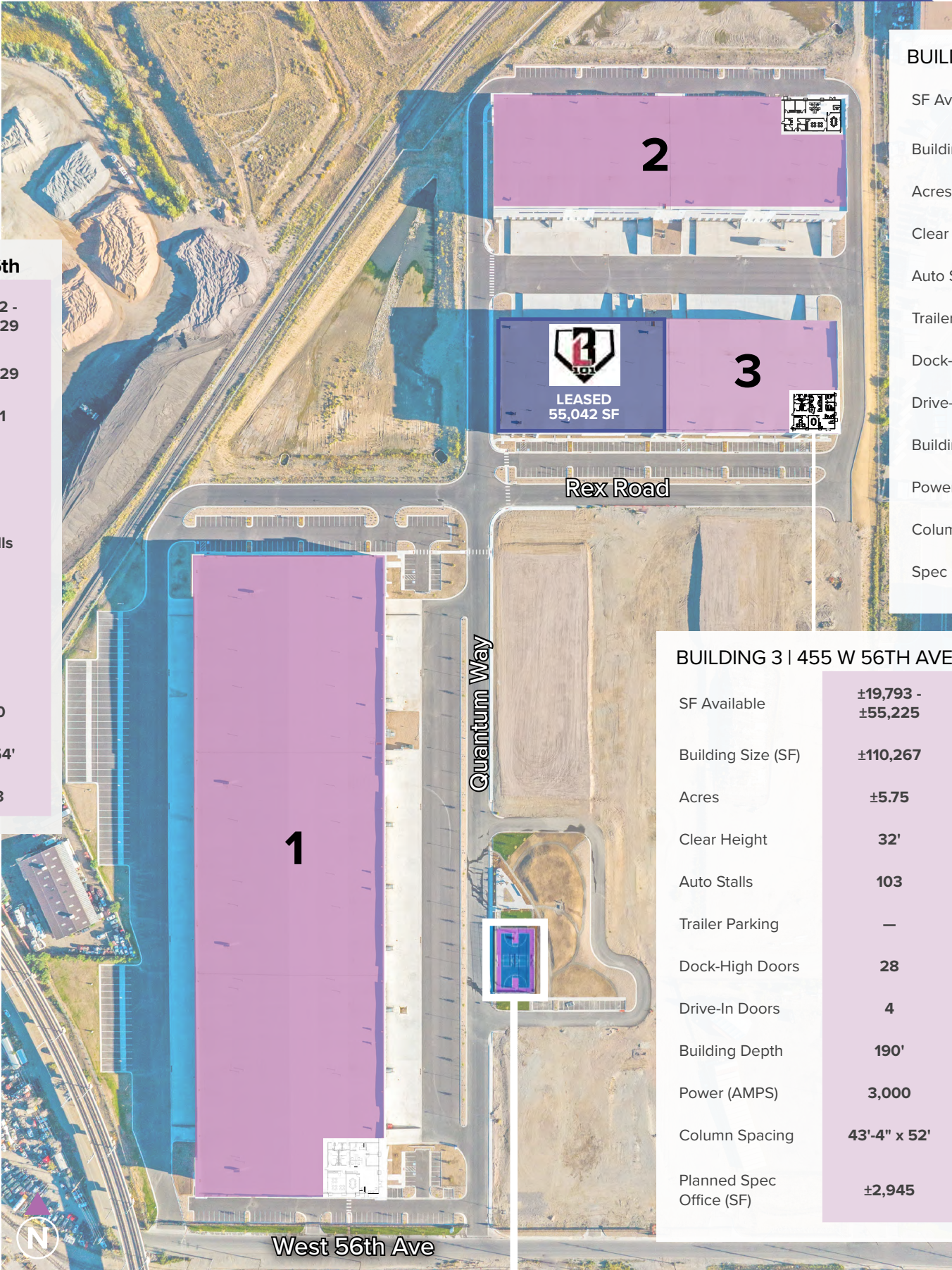
# BUILDING SPECIFICATIONS

## PHASE 1 - CONSTRUCTION & SPEC SUITES COMPLETE!

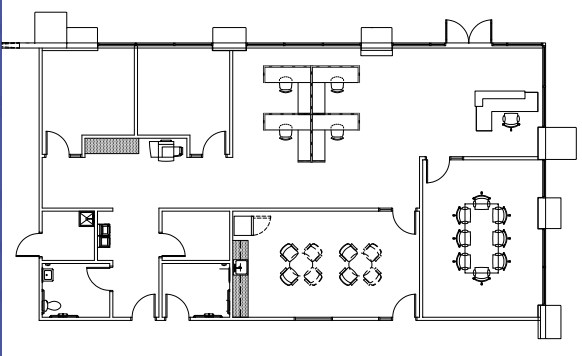
3 Buildings | ±19,700 - 529,871 SF Available For Lease



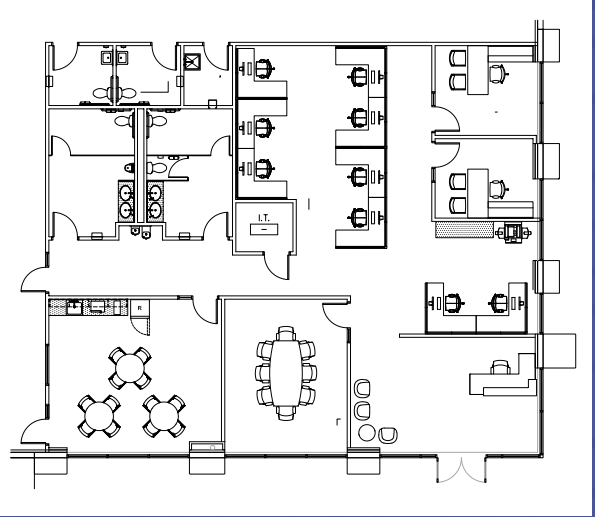
BUILDING 1   601 W 56th	
SF Available	±89,742 - ±352,029
Building Size (SF)	±352,029
Acres	±19.31
Clear Height	36'
Auto Stalls	180
Trailer Parking	71 Stalls
Dock-High Doors	111
Drive-In Doors	4
Building Depth	320'
Power (AMPS)	4,000
Column Spacing	50' x 54'
Spec Office (SF)	2,783



BUILDING 2   485 W 56TH AVE	
SF Available	±30,129 - ±122,617
Building Size (SF)	±122,617
Acres	±6.16
Clear Height	32'
Auto Stalls	111
Trailer Parking	—
Dock-High Doors	30
Drive-In Doors	4
Building Depth	200'
Power (AMPS)	3,000
Column Spacing	46'-8" x 52'
Spec Office (SF)	2,295



BUILDING 3   455 W 56TH AVE	
SF Available	±19,793 - ±55,225
Building Size (SF)	±110,267
Acres	±5.75
Clear Height	32'
Auto Stalls	103
Trailer Parking	—
Dock-High Doors	28
Drive-In Doors	4
Building Depth	190'
Power (AMPS)	3,000
Column Spacing	43'-4" x 52'
Planned Spec Office (SF)	±2,945



\*Potential Spec Suite Plan

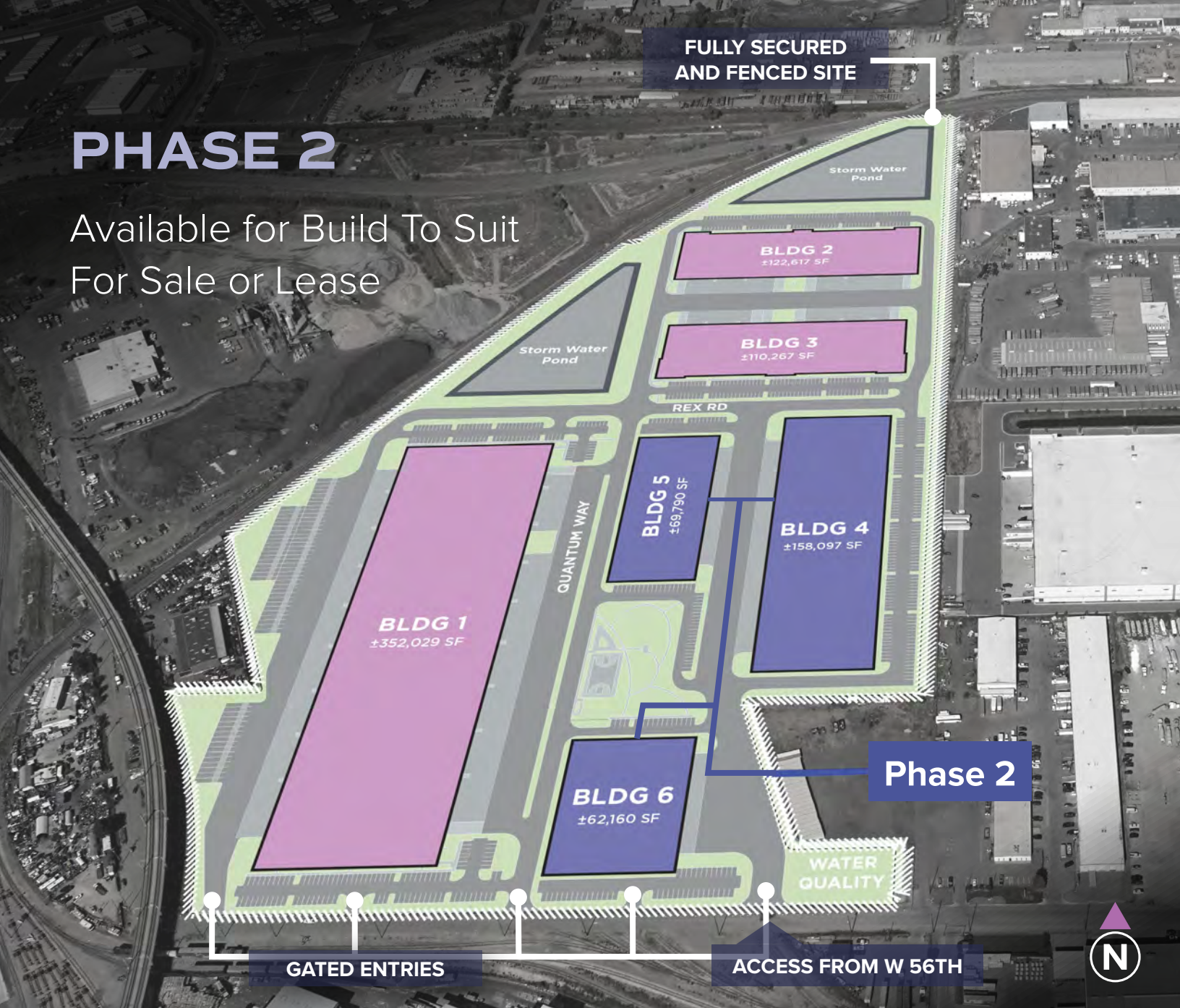


SCAN FOR  
INTERACTIVE  
BAY CALCULATOR



PHASE 2

Available for Build To Suit  
For Sale or Lease



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 (2024)**  
127.095 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**  
1.6 acre park with full sized sports court, picnic tables and walking path



**Zoning**  
I-2



**Power**  
Xcel Energy



**Fiber**  
Comcast



**Water**  
North Pecos (Denver Water services area)



**Sewer**  
North Pecos

	BUILDING 4 424 W 56th Ave	BUILDING 5 537 W 56th Ave	BUILDING 6 505 W 56th Ave
Size (SF)	±158,097	±69,790	±62,160
Acres	±7.82	±3.61	±3.91
Clear Height	32'	32'	32'
Auto Stalls	149	61	59
Trailer Parking	—	—	—
Dock-High Doors	40	14	11
Drive-In Doors	4	2	2
Building Depth	210'	155'	205'
Power (AMPS)	3,000	3,000	4,000
Column Spacing	50' x 52'	47'-6" x 52'	48'-4" x 52'
Spec Office (SF)	TO SUIT	TO SUIT	TO SUIT





# AREA OVERVIEW

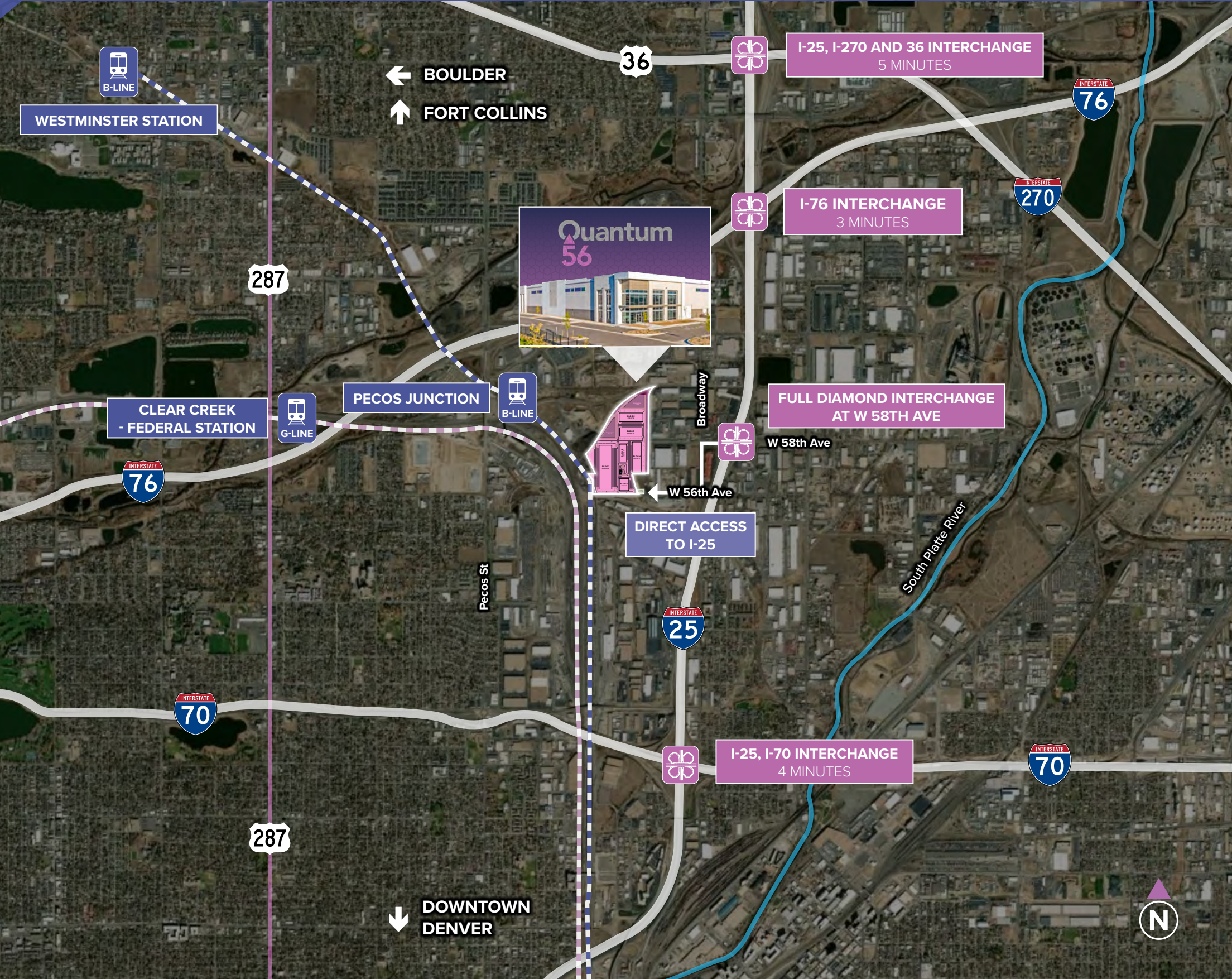


## DRIVE TIMES

- 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

**[WWW.QUANTUM56DENVER.COM](http://WWW.QUANTUM56DENVER.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.