



# ASCENT

COMMERCE CENTER

## BUILDING 1

17776 E 84TH AVE. COMMERCE CITY, CO



**Design** Front Park/Rear Load

**Available SF** 88,152 SF

**Divisible** to 21,840 SF

**Spec Office** 3,407 SF

**2023 OPEX** \$4.55/SF

**Truck Court** 200' (shared)

**Parking Ratio** 1.70/1,000 (261 stalls)

**Dock Doors** 19 - (9' X 10')  
6 with levelers

**Drive-In Doors** 2 - (12' X 14')

**Trailer Stalls** 30

**Clear Height** 32'

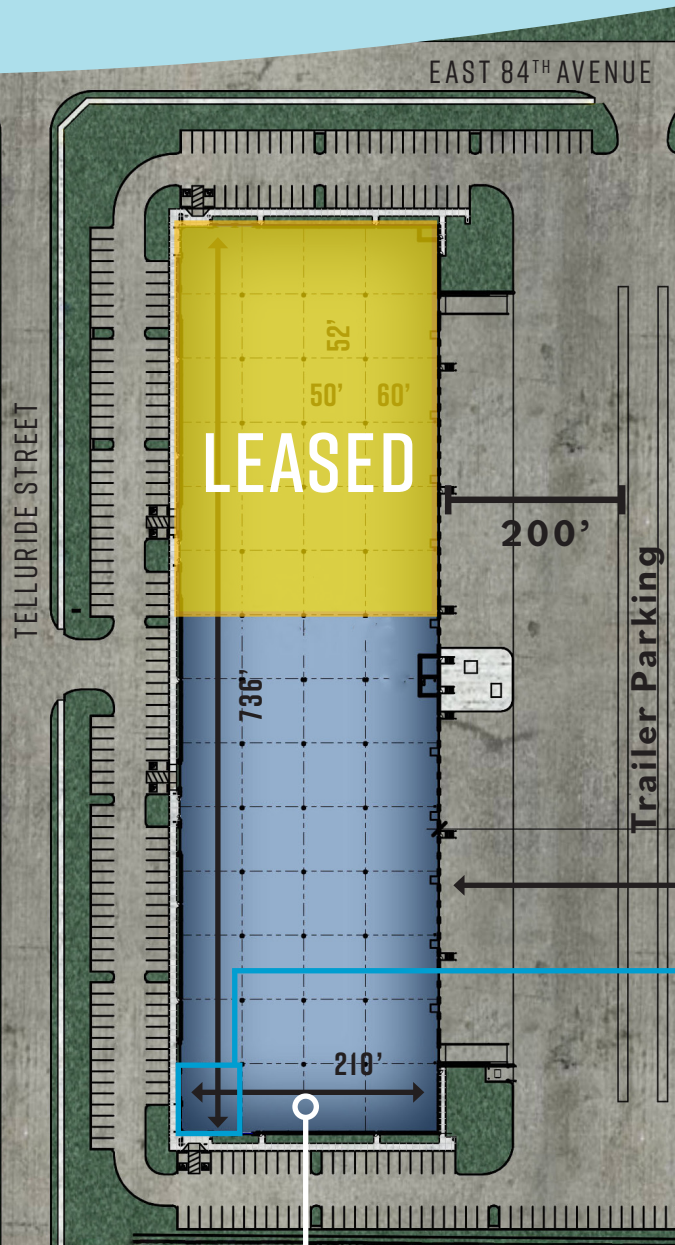
**Power** 2500a/480v/3p

**Slab Thickness** 6" reinforced

[View Ascent Commerce Center Video](#)

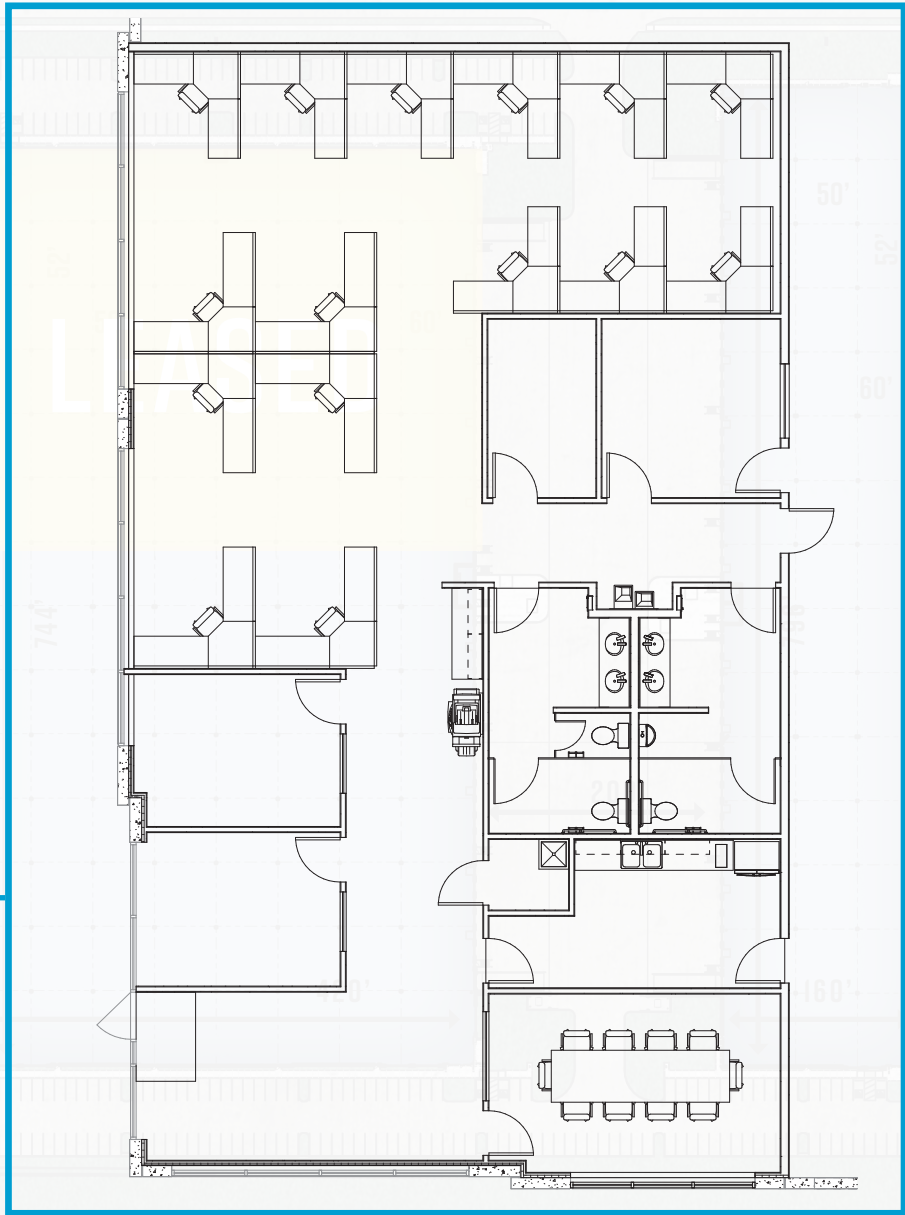


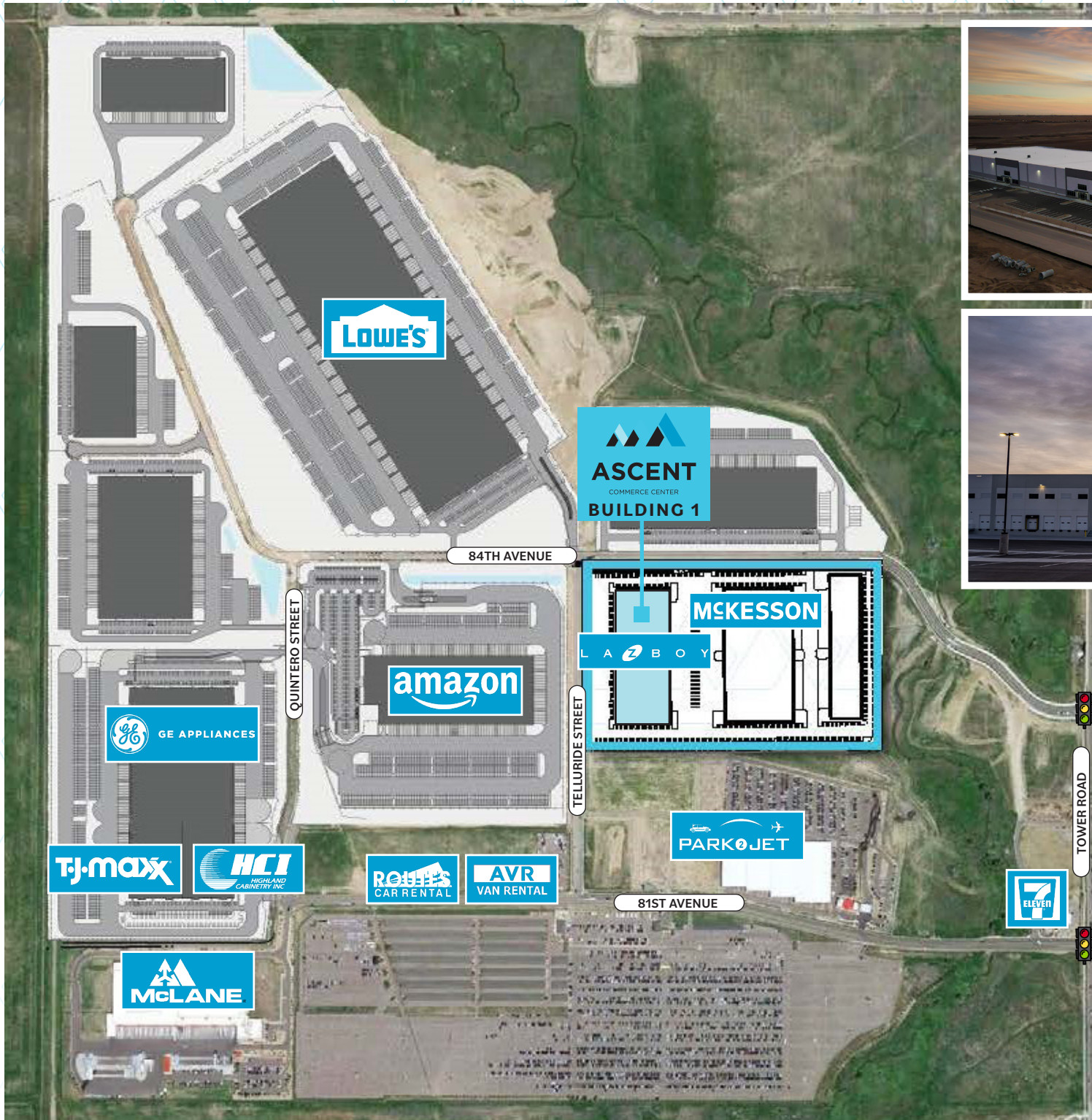
# SITE PLAN



**BUILDING I**  
21,840 to 88,152 SF  
Available

## Spec Office Plan - 3,407 SF

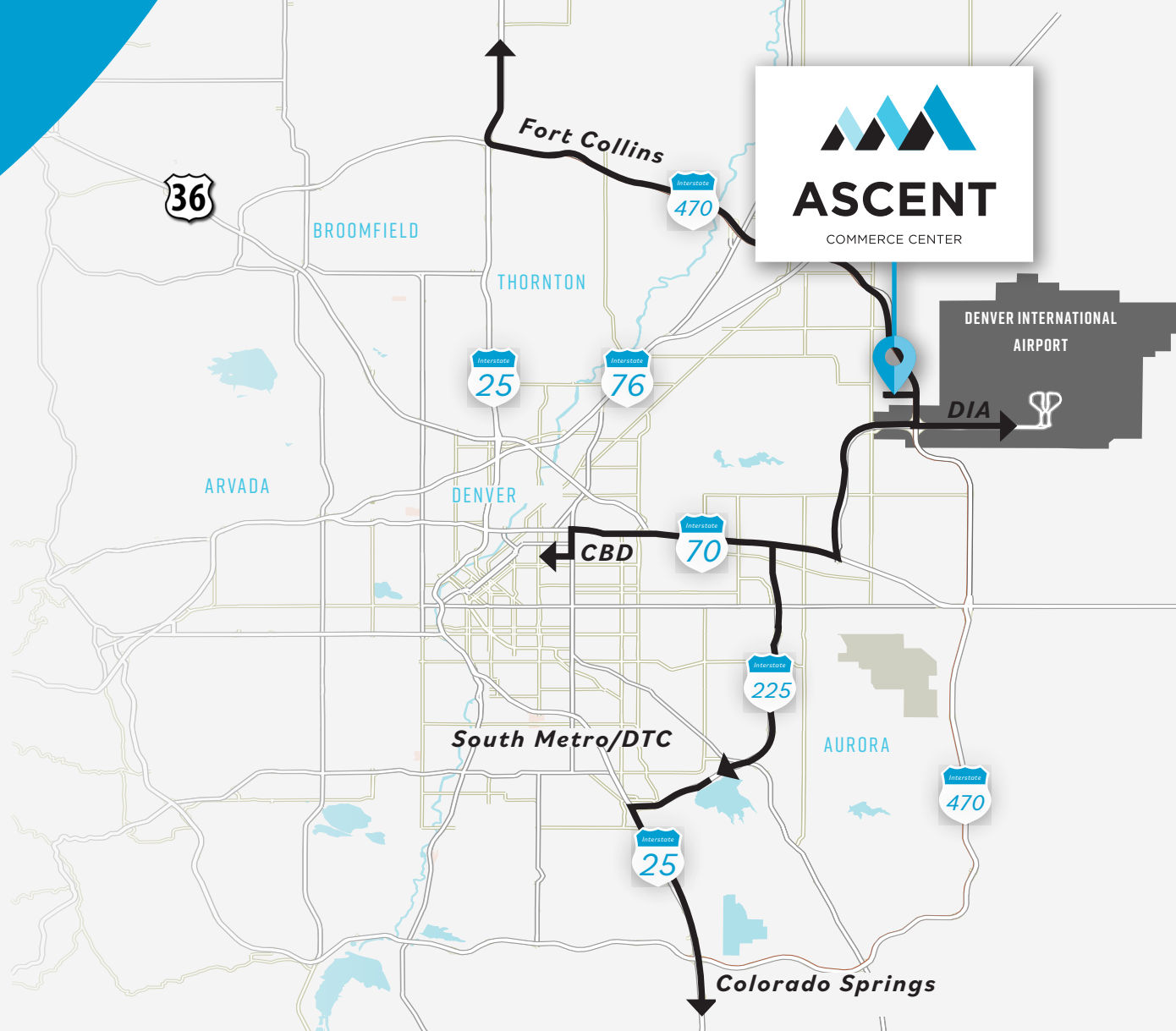




*Easy access in  
all directions*

## DRIVE TIMES

<i>Pena Blvd</i>	1 MINUTE
<i>E-470</i>	3 MINUTES
<i>DIA</i>	8 MINUTES
<i>Denver CBD</i>	36 MINUTES
<i>South Metro/DTC</i>	31 MINUTES
<i>Fort Collins</i>	1 HOUR, 9 MINUTES
<i>Colorado Springs</i>	1 HOUR, 21 MINUTES



*For more information  
on leasing  
opportunities, contact:*

**LINCOLN  
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