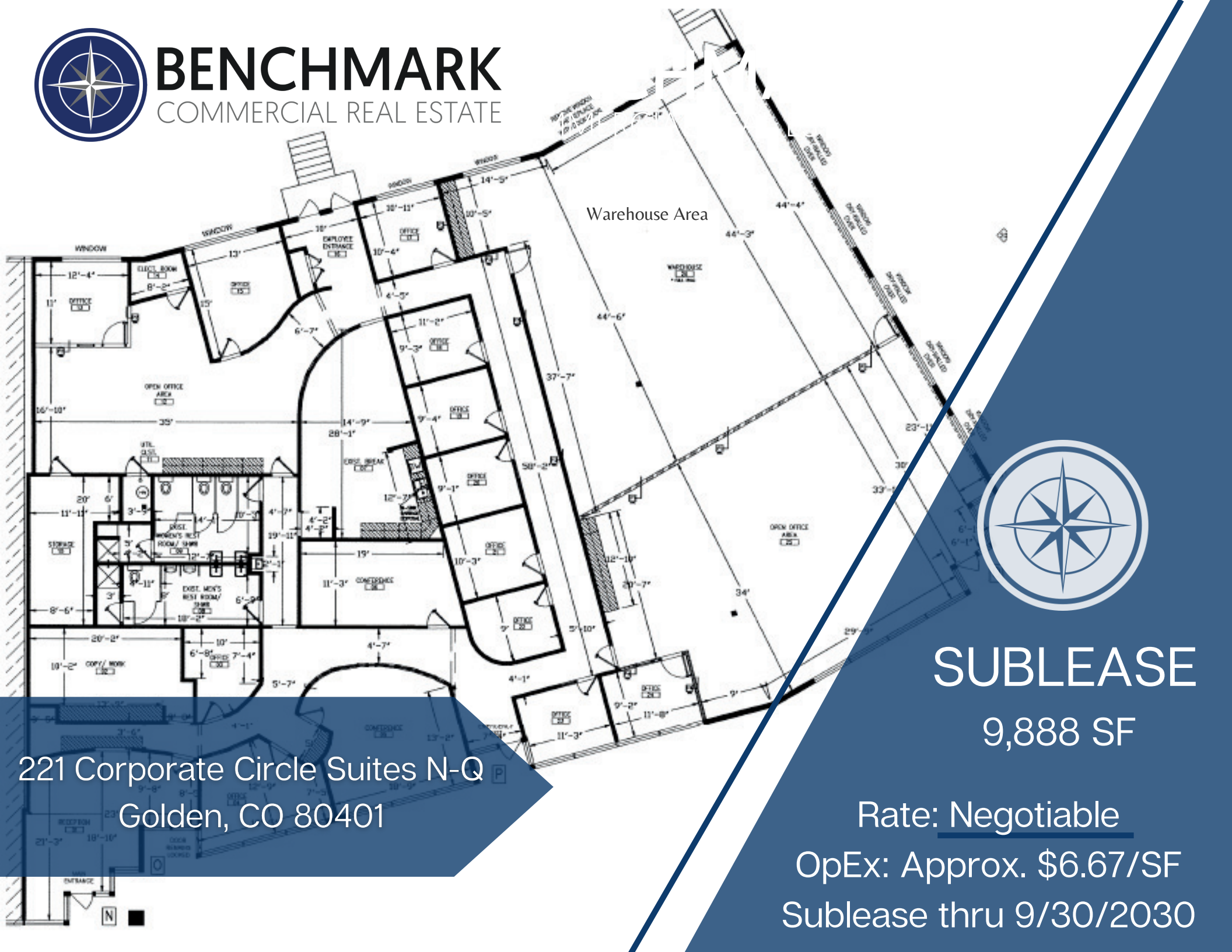




BENCHMARK
COMMERCIAL REAL ESTATE



SUBLEASE

9,888 SF

Rate: Negotiable

OpEx: Approx. \$6.67/SF

Sublease thru 9/30/2030

221 Corporate Circle Suites N-Q
Golden, CO 80401

Sublease - 221 Corporate Circle

- Warehouse: Approximately 2,800 SF
- Clear height: 16'
- Power: TBD by Subtenant
- Loading: 1 dock hi (could convert windows to 2 additional)
- Office heavy creative space with approximately 75% office, 25% warehouse.
- 12 offices, large kitchen, storage, reception, conference room and large training room/open office.



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