



SUBLEASE

**Term thru
10/31/2030**

5,450-16,730 SF



BENCHMARK
COMMERCIAL REAL ESTATE

**611 Corporate Circle
Golden, CO 80401**



PROPERTY USE INDUSTRIAL/FLEX



BUILDING SIZE 28,490 SF TOTAL; SEE LEASE OPTIONS



LEASE OPTIONS 5,450; 11,210; OR 16,730 SF



LEASE TERM THROUGH 10/31/2030; FLEXIBLE 3-YEAR TERMS THROUGH LEASE EXPIRATION



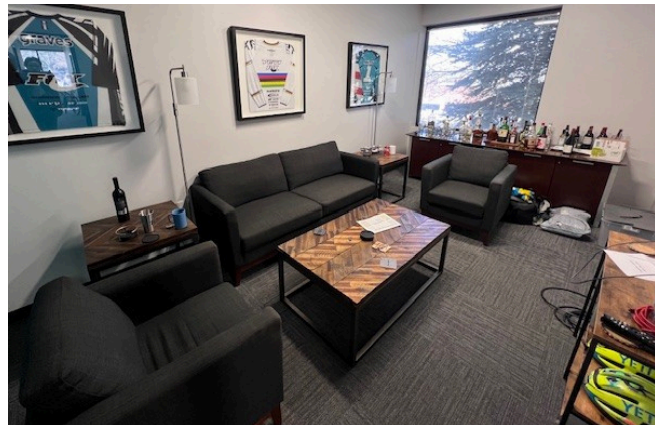
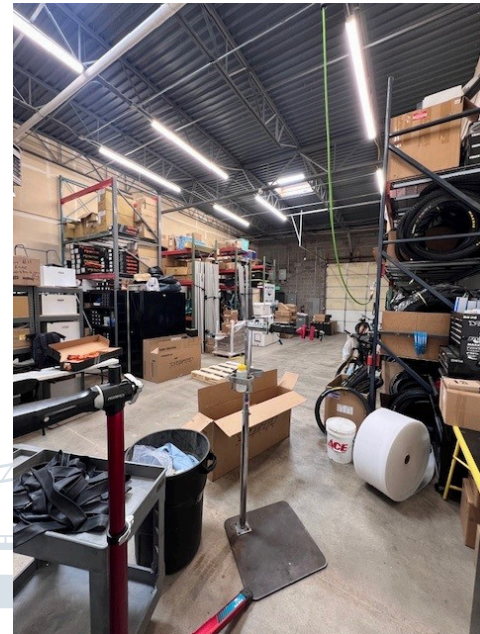
RATE \$14/SF/NNN



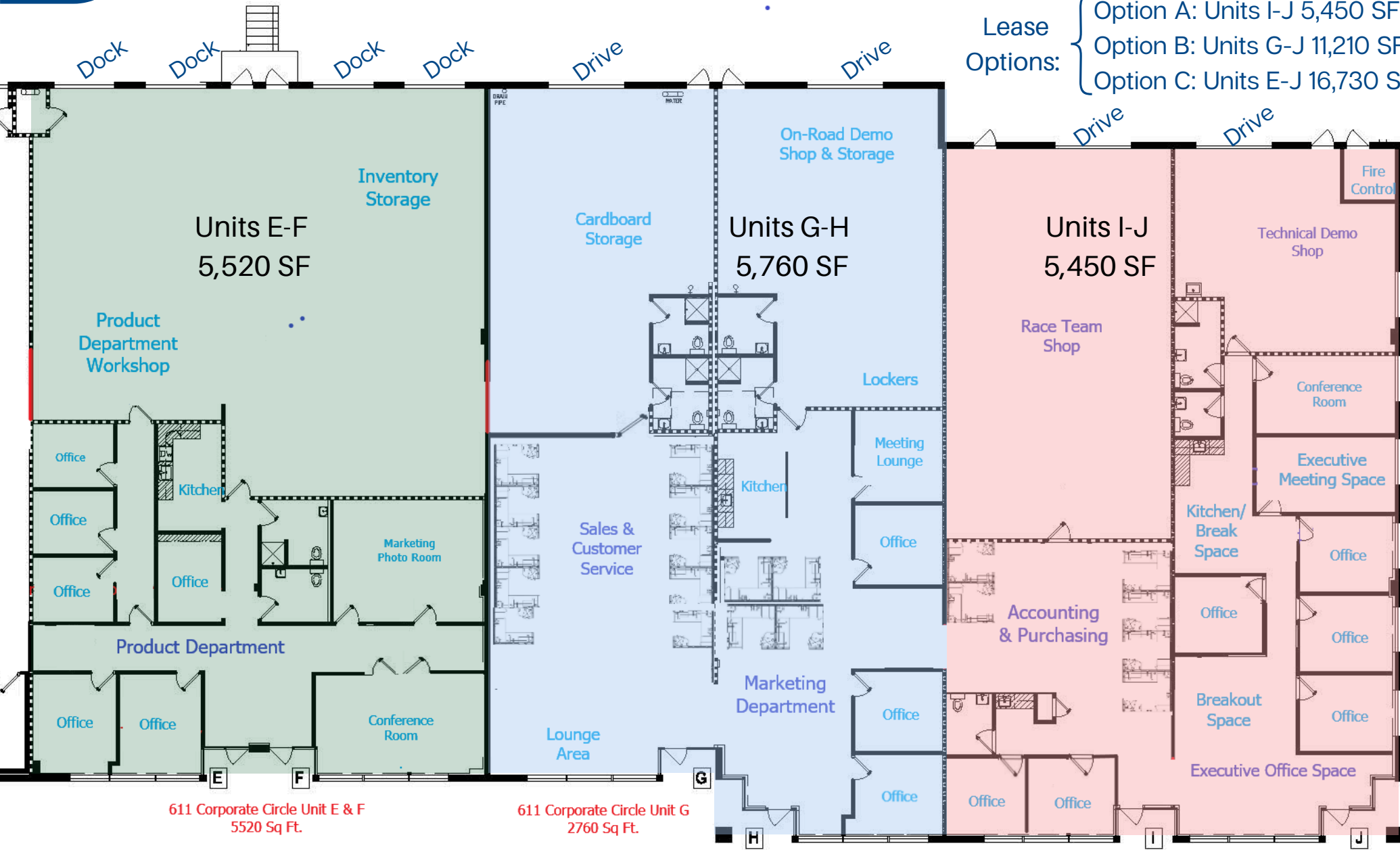
OP/EX \$7.15/SF



DOORS 4 DOCK AND 4 DRIVE-IN DEPENDING ON SPACE(S) LEASED



Lease Options: {
 Option A: Units I-J 5,450 SF
 Option B: Units G-J 11,210 SF
 Option C: Units E-J 16,730 SF



611 Corporate Circle Unit E & F
5520 Sq Ft.

611 Corporate Circle Unit G
2760 Sq Ft.

611 Corporate Circle Unit H
3000 Sq Ft.

611 Corporate Circle Unit I
2760 Sq. Ft.

611 Corporate Circle Unit J
2690 Sq. Ft.

Option C

Option B

Option A





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