



BENCHMARK
COMMERCIAL REAL ESTATE



SUBLEASE

THRU 10/31/27

4,478 SF

RATE: \$19.50/FS

Denver West Business Park: Bldg #51
14142 Denver West Parkway, Suite 245
Lakewood, CO 80401



Beautiful, modern, move-in ready spec suite featuring 16 workstations and 5 offices on glass with large sidelights. Recently built with new finishes, the space includes furniture available for plug-and-play occupancy.

Excellent Denver West location with quick access to nearby restaurants and amenities, plus the South Table Mountain trailheads for running, hiking, or biking.

Sublease Term: Through October 31, 2027

Highlights:

- Turnkey spec suite with furniture
- 16 desks + 5 private offices
- Updated finishes and modern layout
- Great access and nearby outdoor recreation
- Open kitchen layout
- Conference room



**PROPERTY USE**

OFFICE

**UNIT SIZE**

4,478 SF

**FURNITURE**

AVAILABLE

**PARKING**

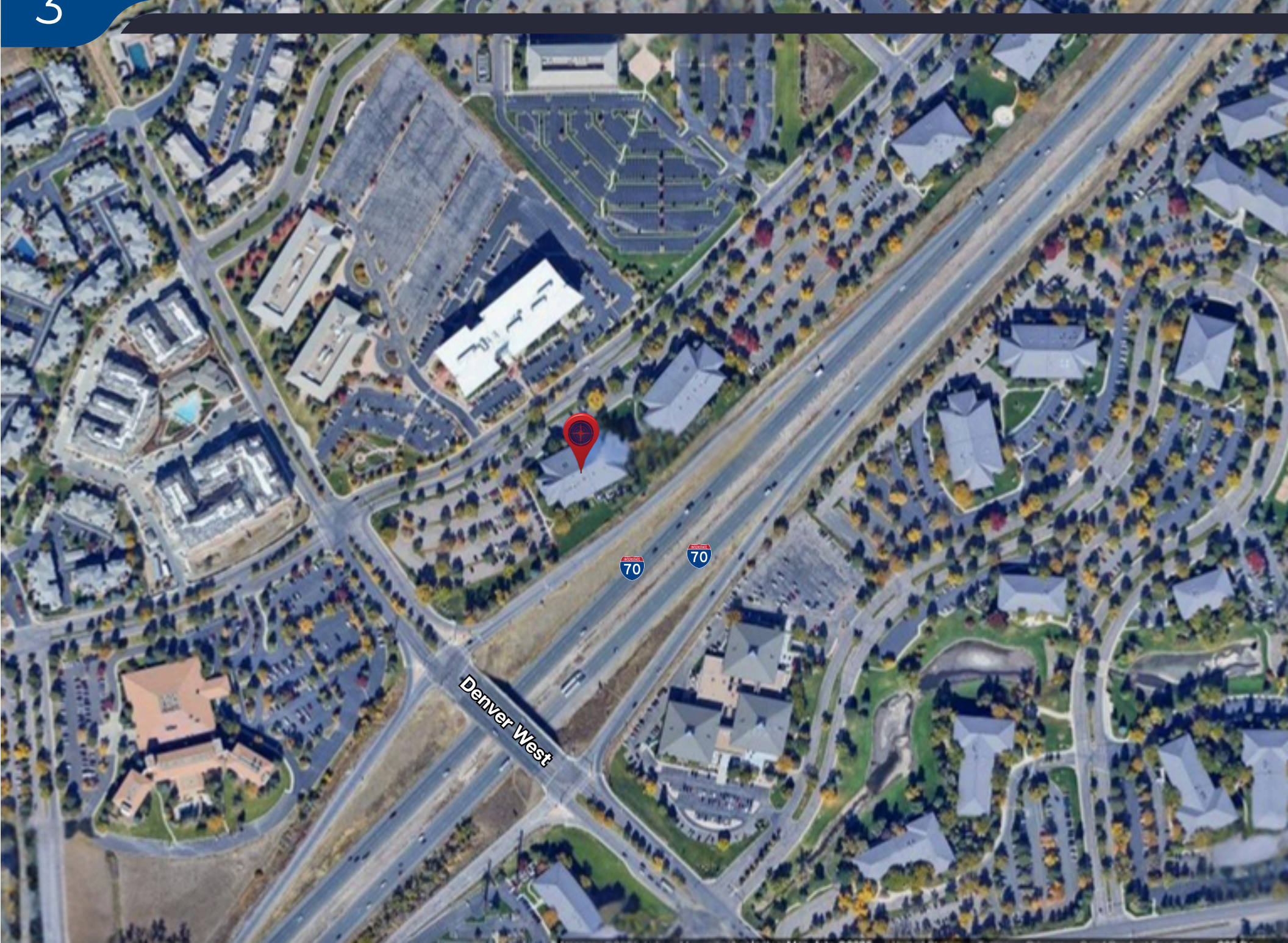
2.62/1,000 SF

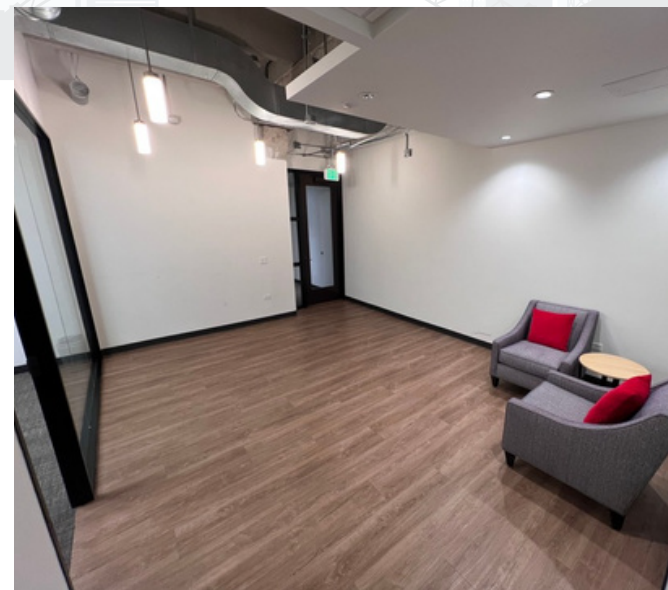
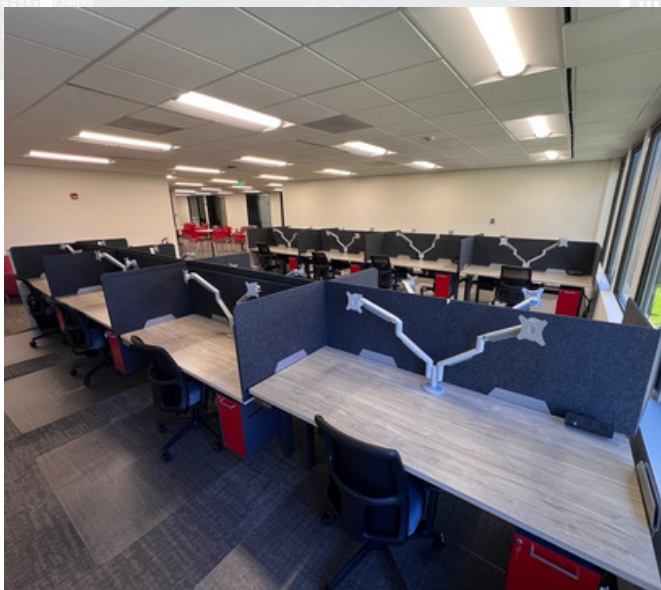
**TERM**

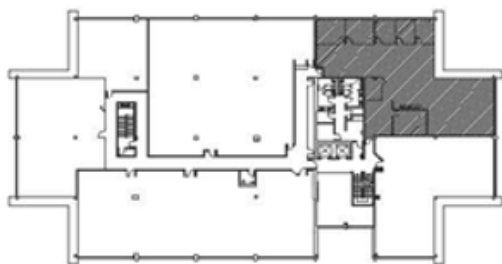
THROUGH 10/31/27

**OFFICES**5 ON GLASS, CONFERENCE ROOM,
16 DESKING STATIONS, OPEN KITCHEN**RATE**

\$19.50 FULL SERVICE

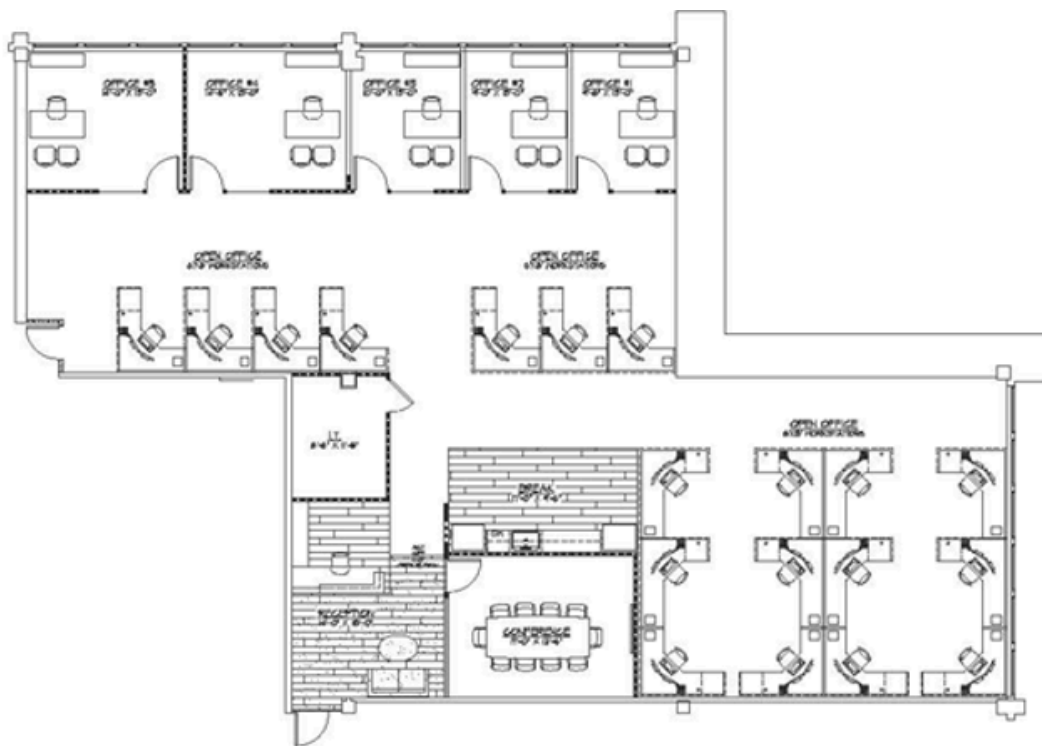






DENVER WEST - 51
SUITE - 245

Suite 245 - 4,478 RSF



Jason Bollhoefner

Partner

303.395.0116

jason@crebenchmark.com



Tanner Mason

Managing Broker

303.395.0112

tanner@crebenchmark.com