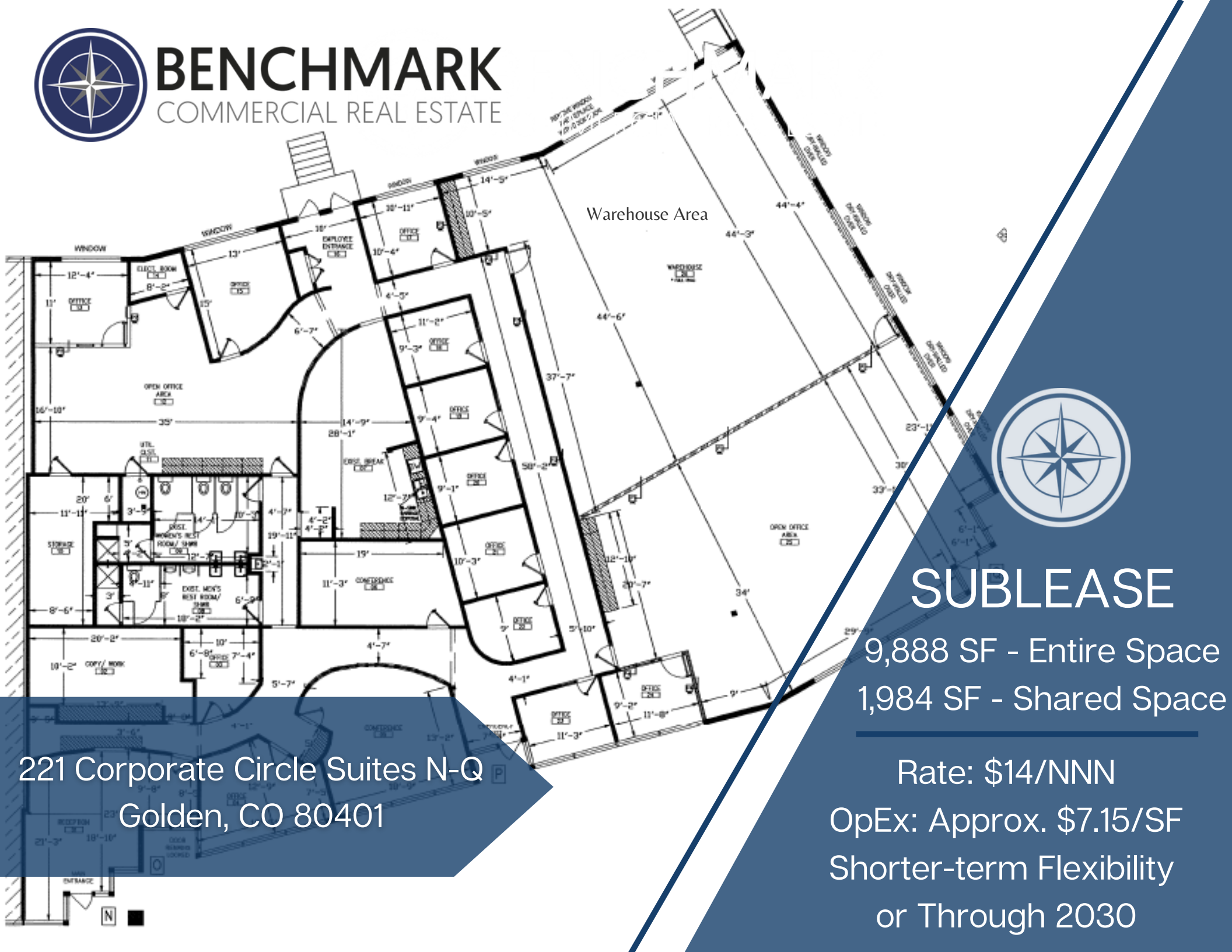




BENCHMARK
COMMERCIAL REAL ESTATE



Warehouse Area



SUBLEASE

9,888 SF - Entire Space
1,984 SF - Shared Space

Rate: \$14/NNN

OpEx: Approx. \$7.15/SF
Shorter-term Flexibility
or Through 2030

221 Corporate Circle Suites N-Q
Golden, CO 80401

Sub-lease total SF = 1,984

Shared common area

Options = possible accommodation of added space.

KEY NOTES

** PROJECT SCOPE IS LIMITED TO THE CLOUDED AREA. THROUGHOUT SUITES N-Q, ALL PARTITIONS, FIXTURES, FINISHES & FLOORING TO REMAIN AS-IS, U.O.N. **

NOTE: RETAIN ALL SALVAGED DOOR(S) FOR RE-USE. PROJECT MANAGER TO DETERMINE FEASIBILITY OF RE-USE.

10 EXISTING PARTITION, GLAZING, AND/OR DOOR ASSEMBLY TO BE REMOVED, TYPICAL.

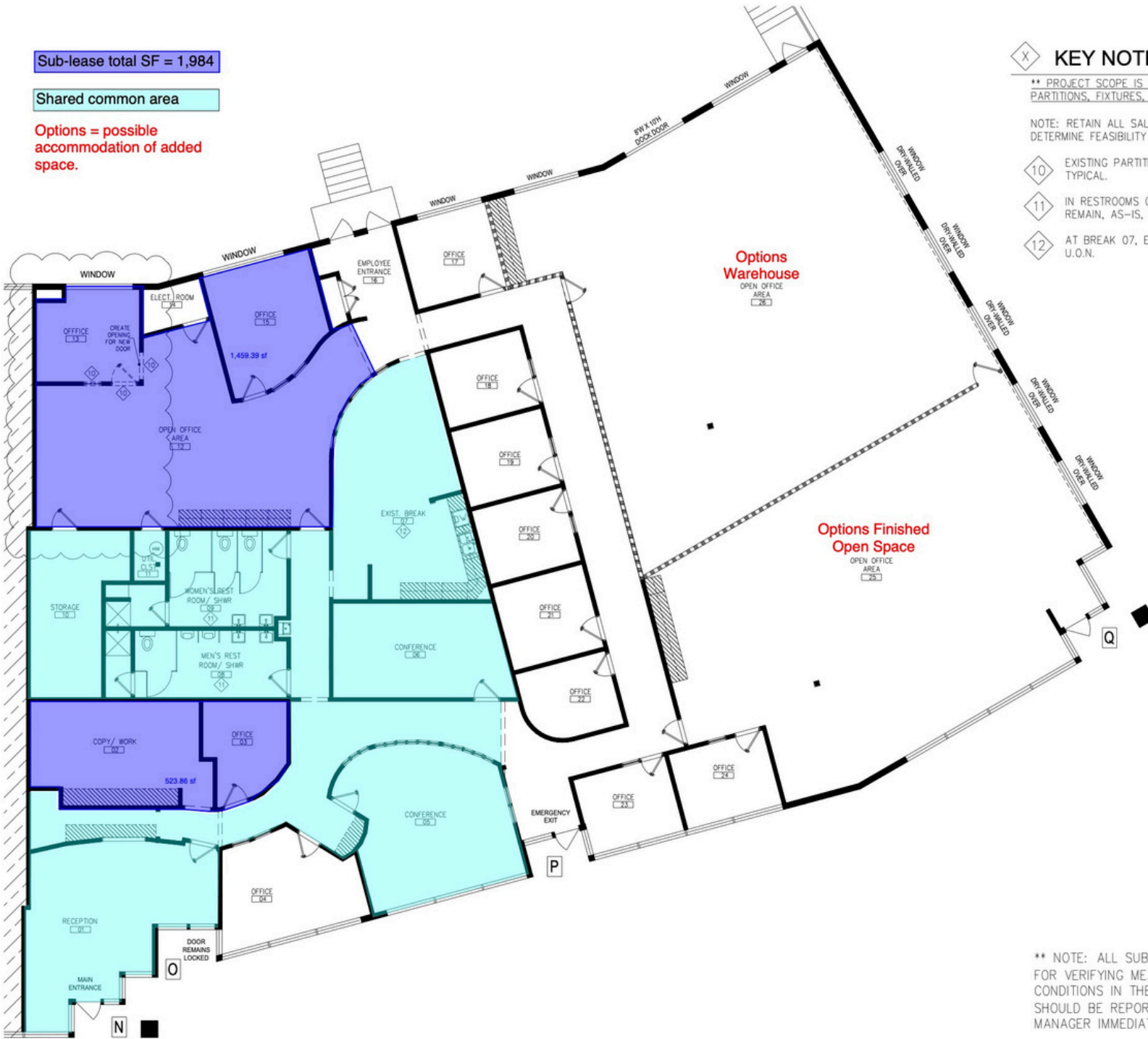
11 IN RESTROOMS 08 & 09, EXISTING FIXTURES, FINISHES AND FLOORING TO REMAIN, AS-IS, U.O.N.

12 AT BREAK 07, EXISTING FIXTURES, FINISHES AND FLOORING TO REMAIN, AS-IS, U.O.N.

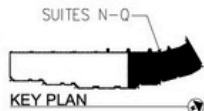
LEGEND

** FURNITURE AND APPLIANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. **

- EXISTING EXTERIOR - MASONRY/GYP.
- EXISTING PARTITION
- EXISTING 1HR FIRE RATED PARTITION
- EXISTING DOOR ASSEMBLY AND/OR PARTITION TO BE REMOVED
- EXISTING DOOR ASSEMBLY
- EXISTING CABINETRY AND/OR COUNTERTOP
- EXISTING FLOORING TO REMAIN - TYPE VARIES
- ROOM TAG
- EXISTING POWER AND/OR TEL/DATA OUTLET/SWITCHING TO BE REMOVED



** NOTE: ALL SUBCONTRACTORS RESPONSIBLE FOR VERIFYING MEASUREMENTS/ EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHOULD BE REPORTED TO OWNERSHIP/PROJECT MANAGER IMMEDIATELY. **



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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