



BENCHMARK
COMMERCIAL REAL ESTATE



SUBLEASE

THRU 12/31/28

±5,651 SF

RATE: Negotiable

6900 E. 47th Ave Drive, Ste. 500
Denver, CO 80216



Flex sublease in the I-70/270 Business Center West, a Class B multi-tenant flex building. Approximately 5,651 SF, 60% finished office (private offices, conference room, kitchen/break room) and 40% warehouse. 1 drive-in door, 13' clear height, reinforced concrete construction. Sublease term through 12/31/2028.

**PROPERTY USE**

INDUSTRIAL/FLEX

**BUILDING**I-70/270 BUSINESS CENTER WEST (EAST
I-70/270 SUBMARKET)**UNIT SIZE**

±5,651 SF

**LOADING**

1 DRIVE IN DOOR

**TERM**

THROUGH 12/31/28

**ESTIMATED OPEX:**

~\$6.35/SF/YR NNN

**RATE**NEGOTIABLE ("CONTACT BROKERS FOR
RATE)



E 48th Ave Dr

E 47th Ave Dr

E 46th Ave Dr

E 45th Ave

270

270

70

70

35

Quebec St



170/270
BUSINESS
CENTER
6900 E 47TH
UNIT 500
SUNLIGHT
SALES
3 SEPT 08

PLUMBING, OPTICS, REPAIR
ELECTRICAL SUPPORT UNIT 17



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Sam Alby

303.419.8574

sam@crebenchmark.com

Bart Allen

303.395.0113

Bart@crebenchmark.com



303.395.0111

www.CREBenchmark.com