



BENCHMARK
COMMERCIAL REAL ESTATE

Available Dock



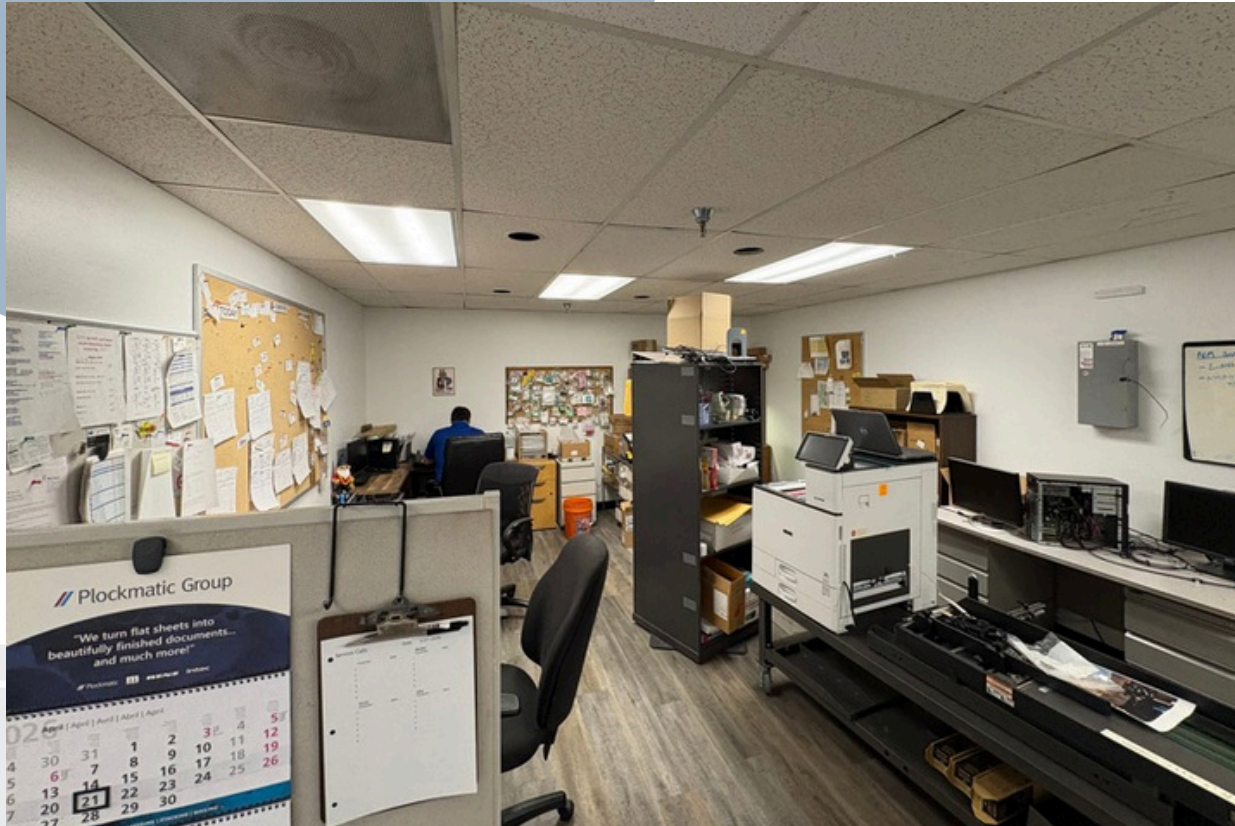
SUBLEASE

THRU 1/31/2029

1,578 SF AVAILABLE

RATE: \$11.80/SF NNN

8200 E Pacific Pl, Unit 603
8201 E Pacific Pl, Unit 604
Denver, CO 80231



Office and warehouse sublease opportunity available at 8200 E Pacific Place, Unit 603 and 8201 E Pacific Place, Unit 604 in Denver's Four Square Mile submarket. This functional 1,578 SF flex space features a warehouse-focused layout with a small office component, 16-foot clear height, and one dock-high loading position, making it ideal for storage, distribution, service, and light industrial users. The available space is located within a larger warehouse facility where the master tenant will continue operations in a separate portion of the premises. Conveniently located near I-225 and major Denver transportation corridors, the property offers excellent accessibility, nearby amenities, and a strategic location for businesses seeking efficient operations throughout the Denver metro area.

**PROPERTY USE**

INDUSTRIAL/FLEX

**BUILDING**

SOUTHEAST DENVER / I-225 CORRIDOR

**UNIT SIZE**

1,578 SF TOTAL

1,439 SF WAREHOUSE / 139 SF OFFICE

**LOADING**

1 DOCK

**CLEAR HEIGHT**

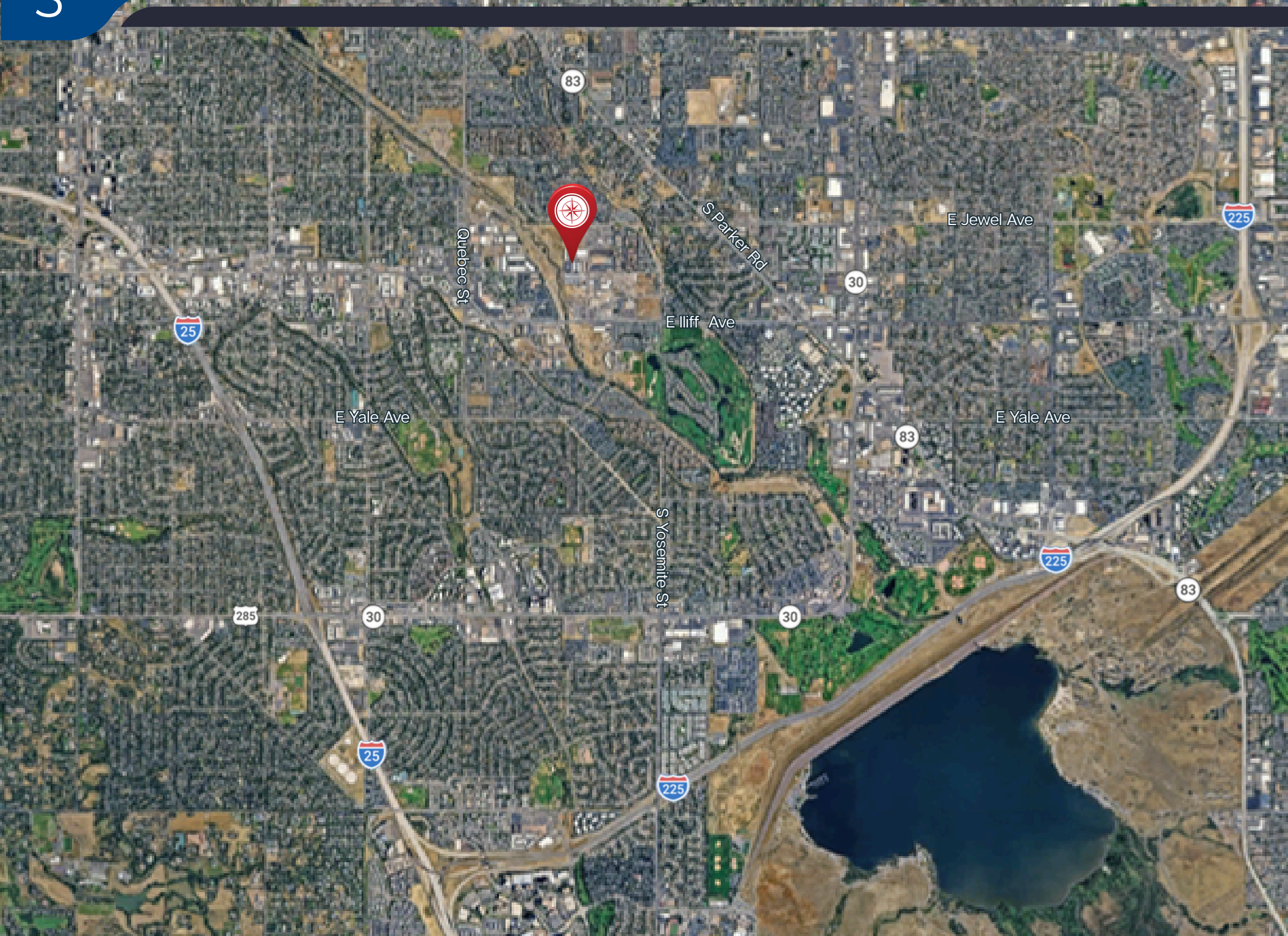
16'

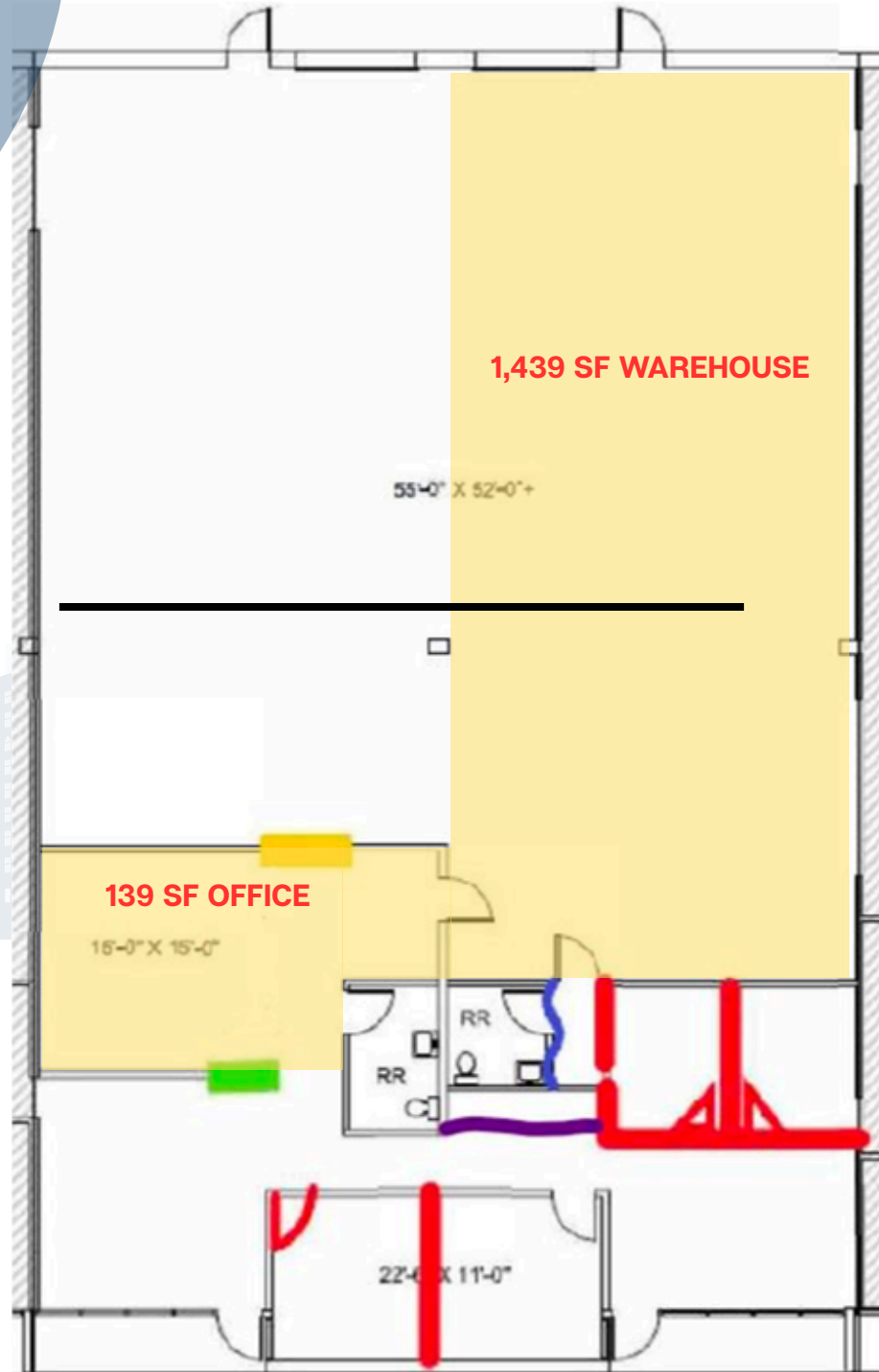
**TERM**

THROUGH 1/31/2029

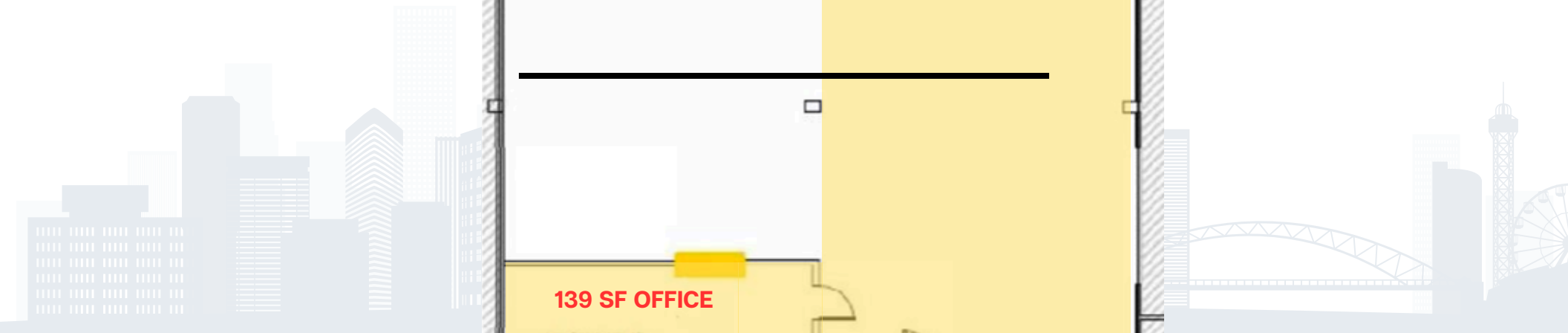
**RATE**

\$11.80/SF NNN





Available Sublease
Space 1,578 SF





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