



BENCHMARK
COMMERCIAL REAL ESTATE



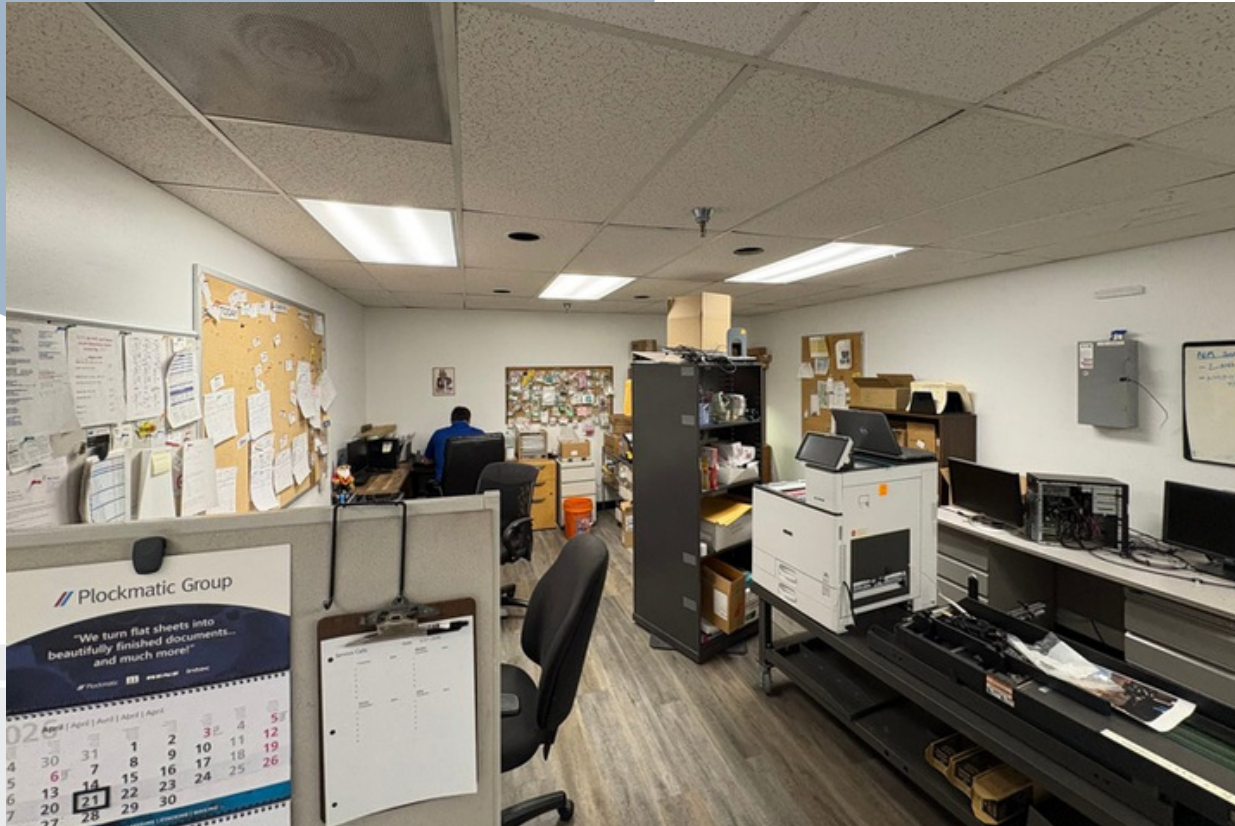
SUBLEASE

THRU 1/31/2029

5,044 SF AVAILABLE

RATE: \$11.50/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 5,044 SF flex space features 60% warehouse and 40% office, 16-foot clear height, and two dock-highs, making it ideal for storage, distribution, service, and light industrial users. 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

**UNIT SIZE**5,044 SF TOTAL
60% WAREHOUSE / 40% OFFICE**LOADING**

2 DOCKS

**CLEAR HEIGHT**

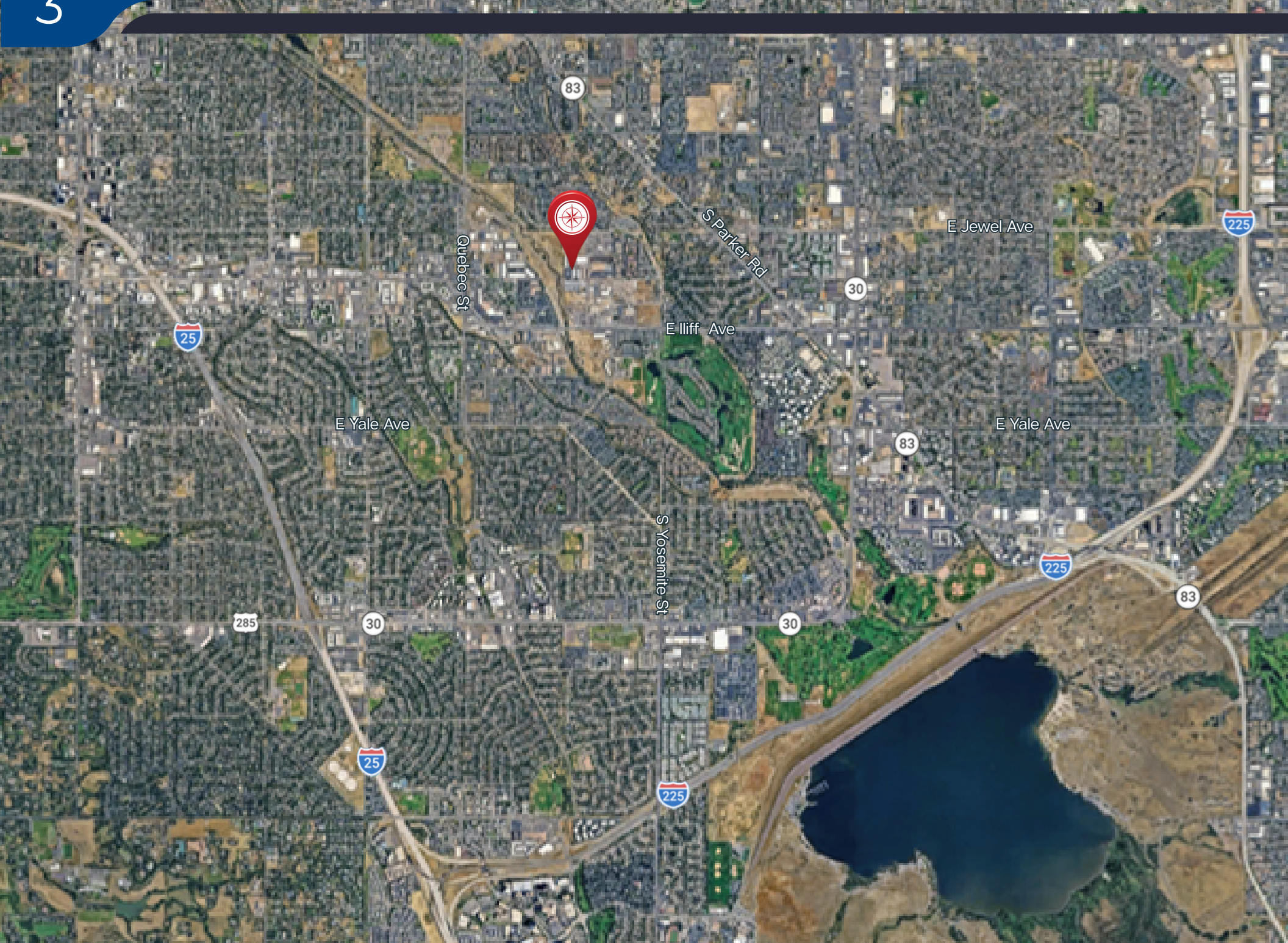
16'

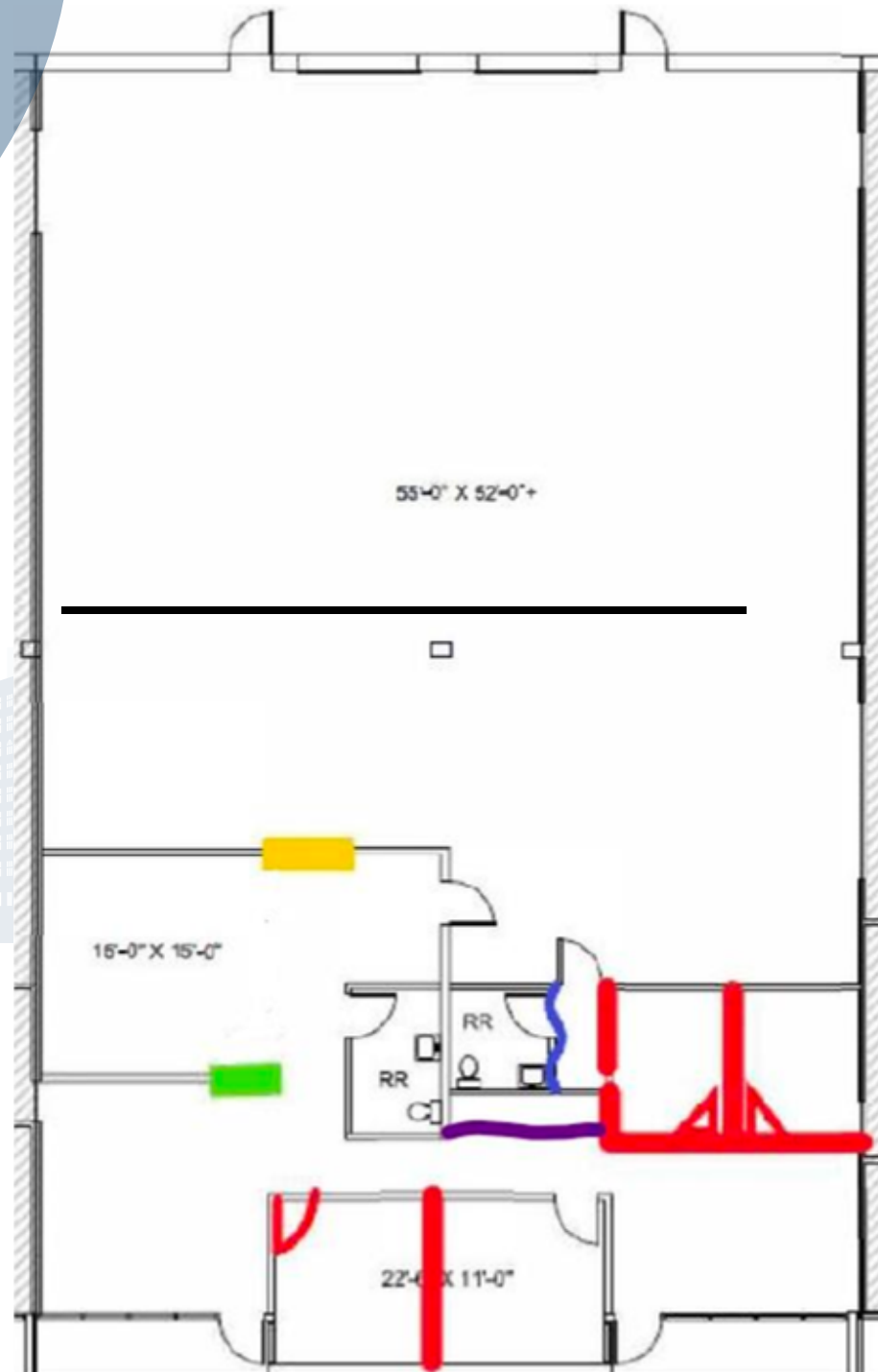
**TERM**

AVAILABLE 9/1/2026 THROUGH 1/31/2029

**RATE**

\$11.50/SF NNN







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