

BENCHMARK
COMMERCIAL REAL ESTATE

SUBLEASE

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

THRU 12/31/28

±5,651 SF

RATE: $8.25/SF

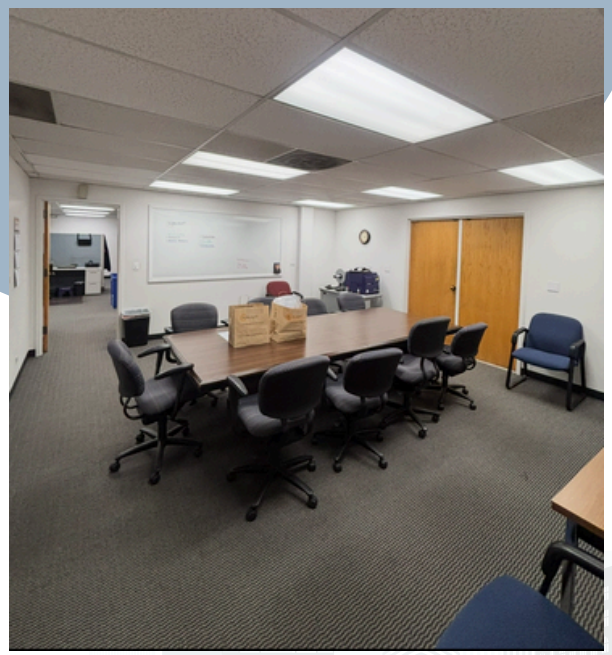




Flex sublease in the I-70/270 Business Center West, a Class B multi-tenant flex building. Approximately 5,651 SF, 60% finished office (private offices, conference room, kitchen/break room) and 40% warehouse. 1 drive-in door, 13' clear height, reinforced concrete construction. Sublease term through 12/31/2028.

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	$8.25/SF


35
270
Quebec St
E 48th Ave Dr
E 47th Ave Dr
E 46th Ave Dr
270
E 45th Ave
70
70










I70/270
BUSINESS
CENTER
6900 E 47TH
UNIT 500
SUNLIGHT
SALES
3 SEPT 08

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