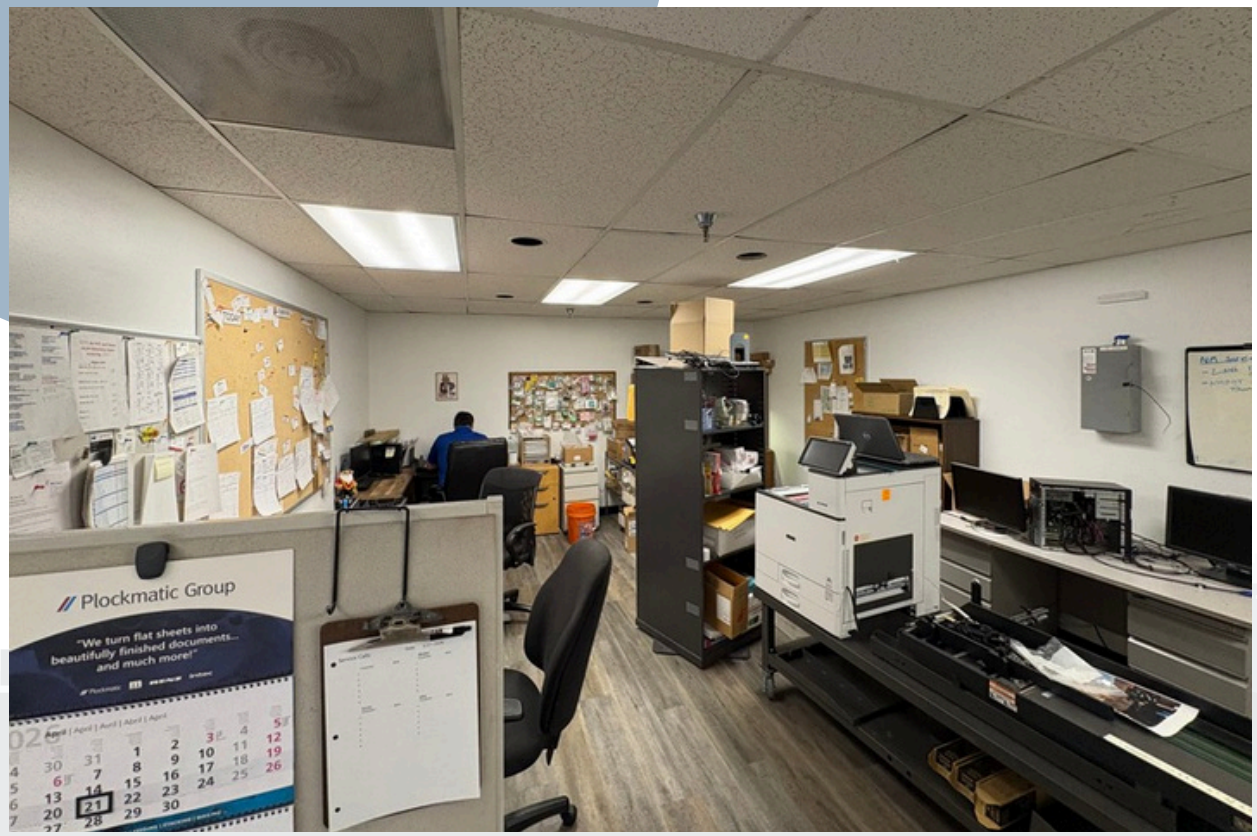


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SUBLEASE

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

THRU 1/31/2029
5,044 SF AVAILABLE
RATE: $10.50/SF NNN

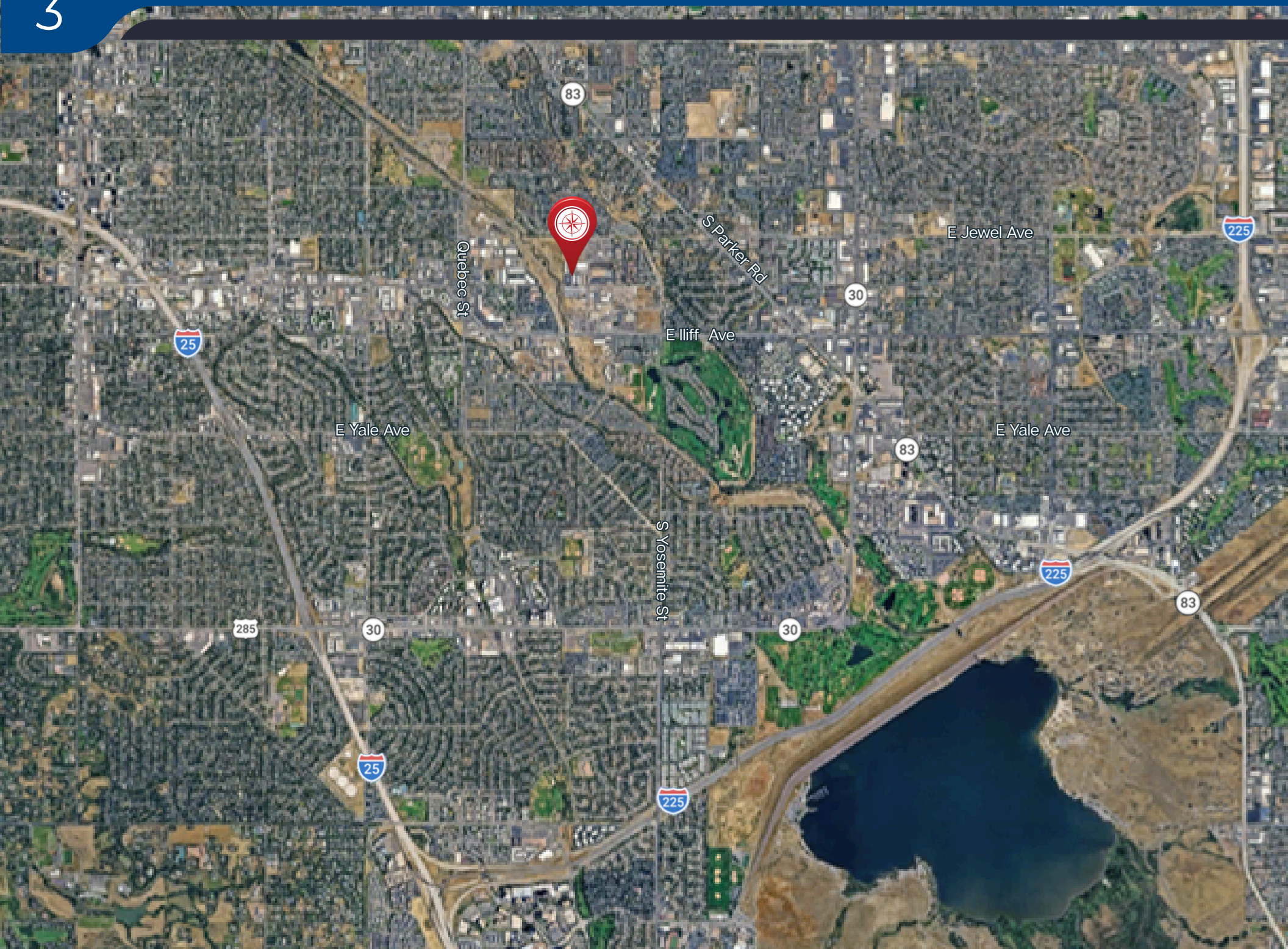


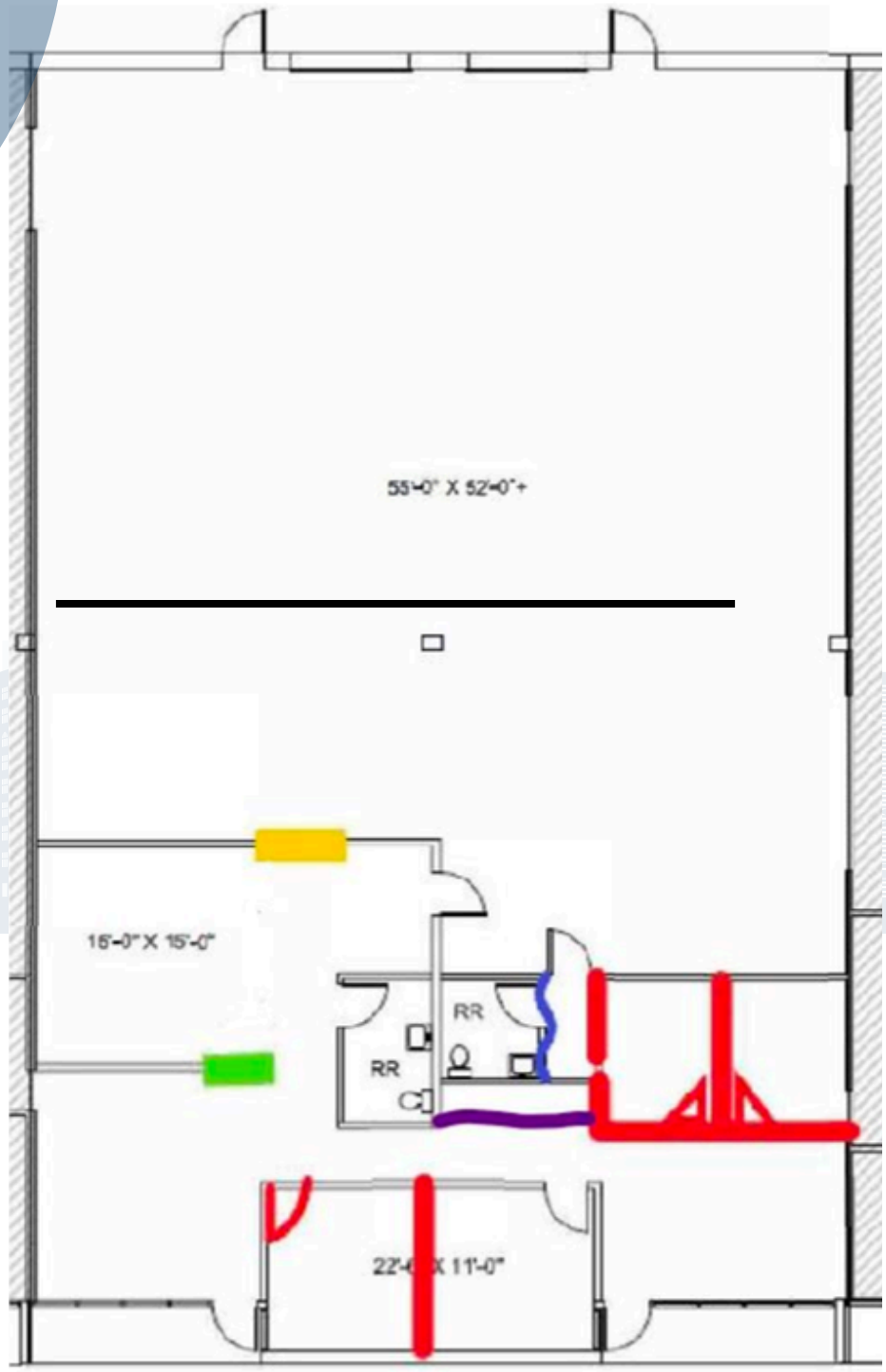


Office and warehouse sublease opportunity available at 8200 E Pacific Place, Unit 603 and 8201 E Pacific Place, Unit 604 in Denver's Four Square Mile submarket. This functional 5,044 SF flex space features 60% warehouse and 40% office, 16-foot clear height, and two dock-highs, making it ideal for storage, 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	THROUGH 1/31/2029
RATE	$10.50/SF NNN

Area Map


83
Quebec St
S Parker Rd
E Jewel Ave
225
30
25
E Iliff Ave
E Yale Ave
E Yale Ave
83
S Yosemite St
225
83
285
30
30
25
225


55'-0" X 52'-0"+
16'-0" X 15'-0"
RR
RR
11'-0"

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