



**SUBLEASE | OFFICE SUITE**

<b>AVAILABLE SF:</b>	10,838/SF
<b>LEASE RATE:</b>	\$24.50-\$26.50/SF
<b>CAM CHARGE:</b>	\$1.30/sf
<b>ESCALATION:</b>	5.00%
<b>TERM:</b>	October 31, 2027
<b>BUILDOUT:</b>	2022
<b>FLOOR:</b>	10th
<b>DIRECTION:</b>	West facing
<b>PARKING:</b>	31 Spaces \$70/Mo
<b>RESERVED PARKING:</b>	5 Spaces \$100/Mo

## SUITE 1050-S OVERVIEW

Discover an upgraded workspace with stunning mountain views in one of Denver's most iconic office locations — Galleria at Cherry Creek. Located on the 10th floor of the South Tower, Suite 1050-S offers 10,838 square feet of modern and innovative office space available for sublease through October 31, 2027.

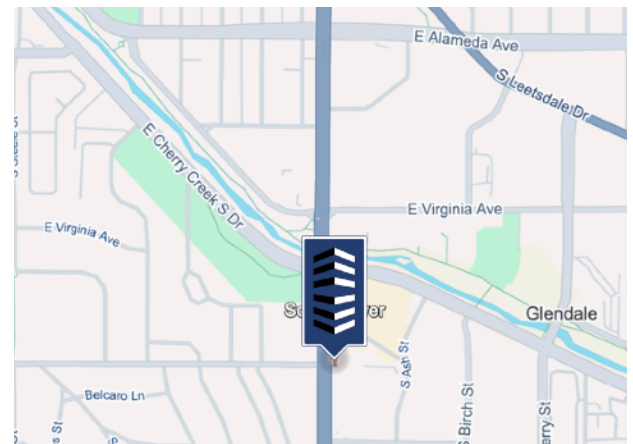
This space was built in 2022 for an advertising agency and combines stylish design with practical functionality. The layout includes 17 private offices, a spacious conference room ideal for presentations, a smaller meeting room, and two casual gathering areas, all designed to foster collaboration and focus. The fully equipped break room features a kitchenette and seating, providing an excellent spot to unwind or hold informal team discussions. Additionally, the large open bullpen creates a high-energy work environment, perfect for teams that thrive in a dynamic atmosphere.

Every room boasts unobstructed west-facing views of the Front Range, bathing the space in natural light and inspiration every day. From executive offices to shared lounges, this suite merges aesthetic appeal with operational efficiency.

This is a rare opportunity to sublease a fully furnished, high-floor suite in central Glendale, complete with upscale finishes and spectacular vistas.

## PROPERTY HIGHLIGHTS

- Size: 10,838 RSF
- Term: Sublease until October 31, 2027
- Location: 10th Floor – South Tower, Galleria Office Towers
- Views: Stunning, unobstructed Front Range mountain views from every room
- Layout includes:
  - 17 private offices
  - 1 large conference room (ideal for presentations)
  - 1 smaller meeting room
  - 2 casual gathering areas
  - 1 full kitchen/breakroom with seating
  - 1 large open bullpen area
- Design: Constructed in 2022 with modern finishes and contemporary furniture
- Access: Off Colorado Boulevard with quick routes to I-25, Cherry Creek, and premier shopping and dining options



## CONTACT: Scott L Fischer

Senior Broker  
O: 303.512.1158  
C: 303.882.8622  
sfischer@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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