

For Lease



PROFESSIONAL OFFICE SPACE IN THE HEART OF COMMERCE CITY

6625 E 49TH AVE,
COMMERCE CITY, CO 80022

SUITE FEATURES:

- 312 SF PRIVATE OFFICE WITH EXCELLENT NATURAL LIGHT
- 44 SF DEDICATED STORAGE IDEAL FOR FILES, EQUIPMENT, OR SUPPLIES
- SHARED ACCESS TO AN INVITING, PROFESSIONALLY MAINTAINED FOYER
- SHARED CONFERENCE ROOM AVAILABLE FOR CLIENT MEETINGS AND TEAM COLLABORATION
- SECURE, WELL-KEPT BUILDING WITH EASY ACCESS FOR STAFF AND VISITORS



Available

\$652.66 MONTHLY / (\$22.00 PSF FULL SERVICE GROSS)
INCLUDES: HIGH SPEED INTERNET & UTILITIES

Position your business in one of Commerce City's most strategically connected and rapidly growing commercial corridors. This efficient, professional office suite offers a turnkey solution for small businesses, contractors, consultants, and service providers seeking a clean, accessible, and cost-effective workspace

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Commerce City continues to experience strong economic expansion, fueled by industrial development, transportation infrastructure, and population growth. The area attracts a diverse mix of contractors, trades, logistics firms, and professional service providers making this office an ideal fit for businesses that value convenience and visibility

LOCATION & NEIGHBORHOOD

Situated just off Highway 2 and minutes from I-70, I-270, and Vasquez Blvd, this location offers exceptional regional connectivity. Tenants benefit from:

- Quick access to Denver, Aurora, and the northern industrial corridor
- Proximity to major logistics routes serving DIA, I-76, and the Front Range
- Steady commercial activity driven by surrounding industrial, service, and municipal uses



NEIGHBORHOOD GROWTH & DEMAND DRIVERS

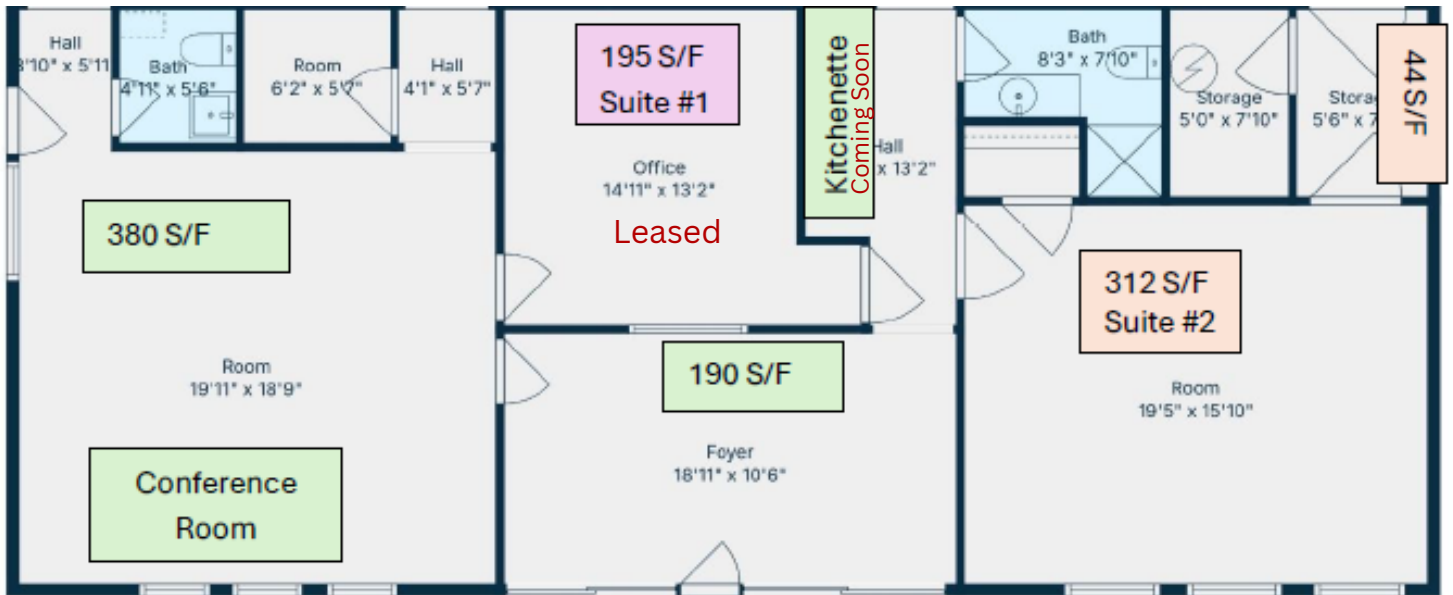
- One of Colorado's fastest-growing municipalities with ongoing commercial and residential investment
- Expanding workforce population supported by nearby industrial parks and distribution centers
- Increased demand for small, flexible office footprints as hybrid and field-based businesses scale
- Close proximity to retail, dining, and civic amenities along 60th Ave, Highway 2, and the Derby District.



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FLOORPLAN

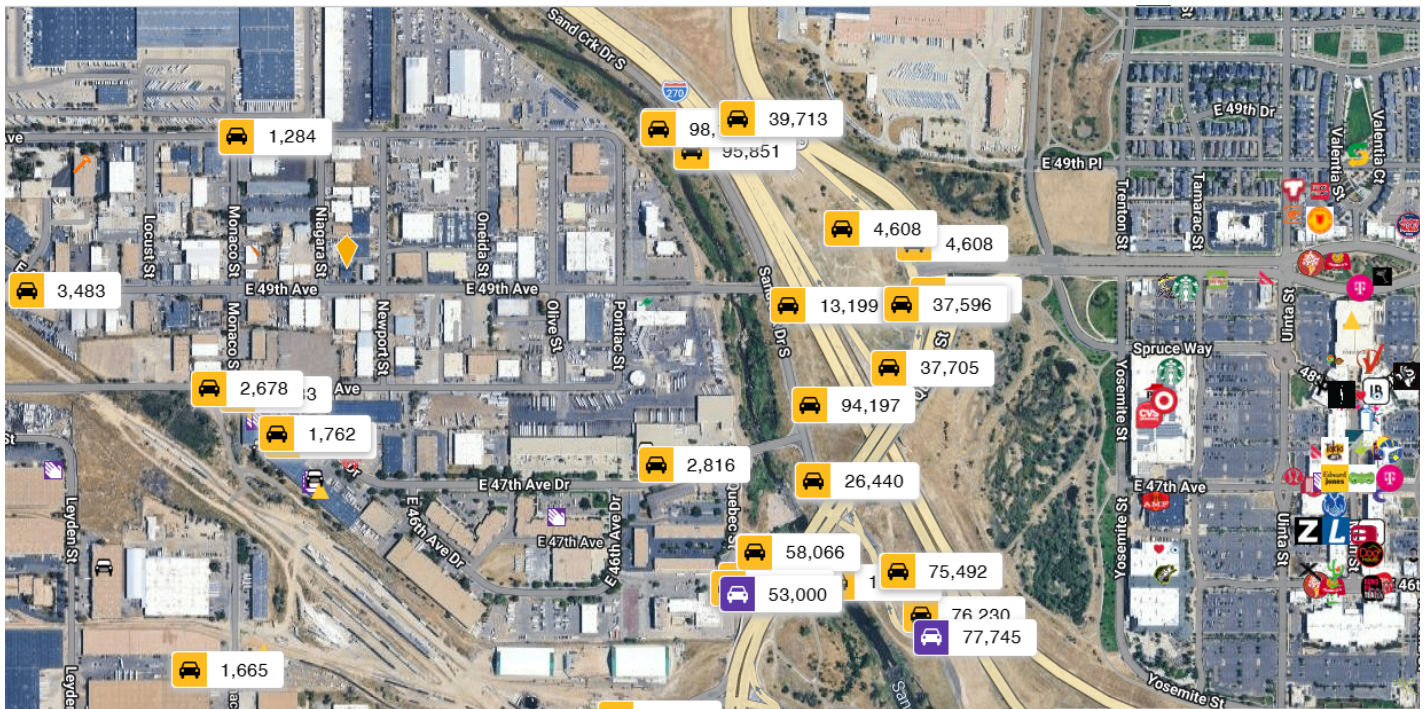


Disclaimer

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General Notice

All interested parties should conduct their own independent investigation, analysis, and verification of all information presented. Nothing in this presentation should be construed as legal, financial, or tax advice.



Traffic Count Disclaimer

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