



BENCHMARK
COMMERCIAL REAL ESTATE



SUBLEASE

THRU 12/31/28

±5,651 SF

RATE: Negotiable

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



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**NEGOTIABLE (CONTACT BROKERS FOR
RATE)





170/270
BUSINESS
CENTER
6900 E 47TH
UNIT 500
SUNLIGHT
SALES
3 SEPT 08

PHOTO, OFFICE, AREA
FOR SUPPORT UNIT 17



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