

FOR SUBLEASE

6051 WASHINGTON STREET (UNIT B) DENVER, CO 80216



CORPORATE-IMAGE OFFICE/WAREHOUSE SPACE

LEASE RATE: \$10.95/SF (NNN)

PROPERTY OVERVIEW

BUILDING SIZE:	26,017
AVAILABLE SF:	6,600
OFFICE SF:	1,500
LOADING:	ONE (1) DRIVE-IN DOOR (10'X14')
CLEAR HEIGHT:	18'
POWER:	200A / 208V / 3-PHASE
YOC:	2000
ZONING:	I-2
OPERATING EXPENSES:	\$6.31/SF
SUBLEASE EXPIRATION:	SEPTEMBER 2028

PROPERTY HIGHLIGHTS

- Excellent access to I-70, I-25, and I-76.
- Ideal for service, distribution, and light manufacturing

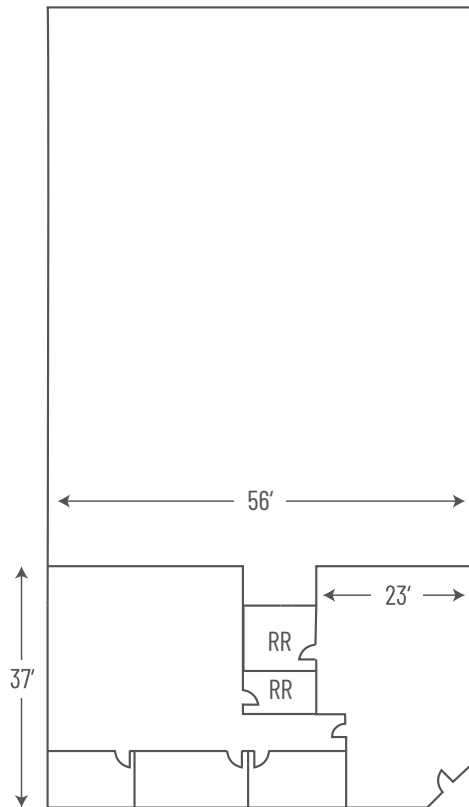


FOR MORE INFORMATION, PLEASE CONTACT

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FLOOR PLAN



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