



750

W HAMPDEN AVENUE
DENVER, COLORADO

Kentwood

Commercial

OFFICES FOR SUBLEASE

Individual Co-Working Offices
Available with Flexible Lease Terms

SUBLEASE SUMMARY

Professional Private Offices for Sublease - Flexible Coworking Opportunity on Hampden Avenue

Positioned in a highly accessible location along Hampden Avenue, these four individual private offices are available for sublease within a professional coworking environment occupied by a successful law firm. Each office measures approximately 10' x 15' and is offered at \$650 per month, providing an ideal solution for attorneys, consultants, therapists, accountants, or other professional service users seeking a flexible and cost-effective office presence. Flexible lease terms are available.

Tenants will enjoy access to shared amenities including a kitchen/break area and conference facilities, creating a functional and collaborative work environment. The building features ample surface parking and an impressive amenity package including 24-hour access, controlled access entry, air conditioning, on-site property management, bicycle storage, and shower facilities.

Conveniently located with easy access to Highway 285, Santa Fe Drive, and Broadway, the property is surrounded by numerous retail, restaurant, and service amenities, as well as nearby commuter rail access, making it an excellent option for both employees and clients alike.

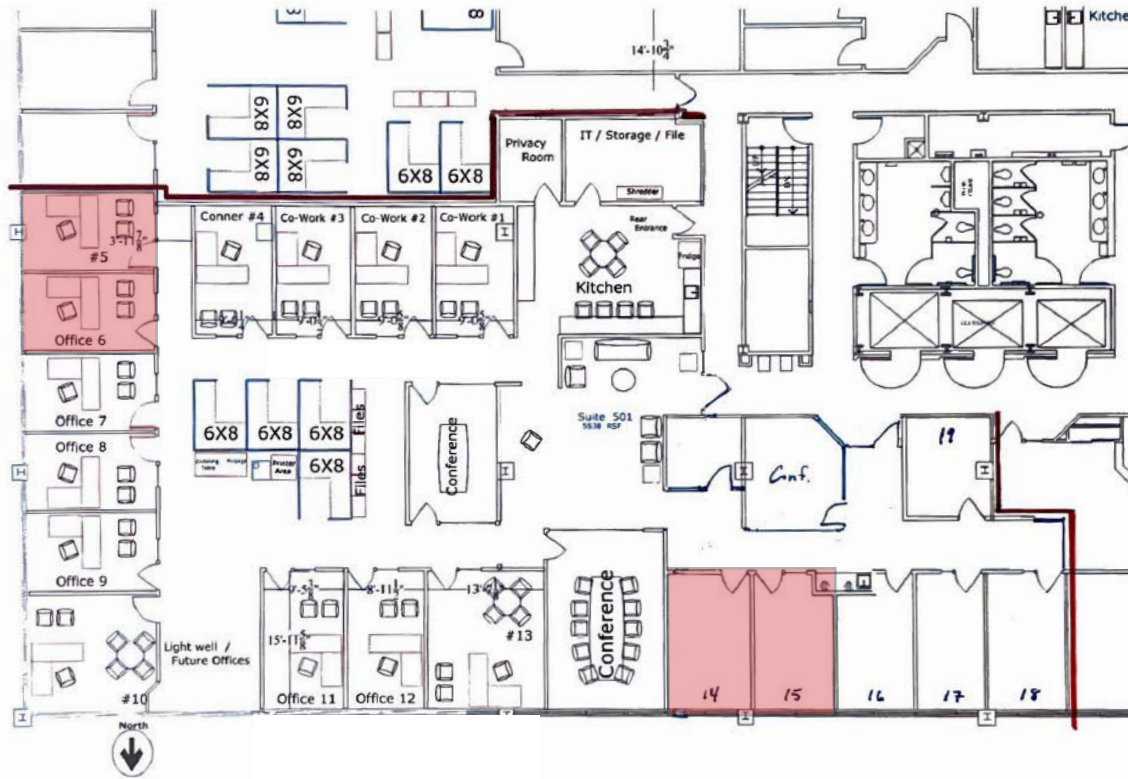
Property Highlights

- » Four private offices available within a professional coworking environment
- » Located within a successful and established law firm
- » 9.5' x 15' and 9.5' x 16' offices offered at \$650/month per office
- » Flexible lease term options available
- » Access to shared conference facilities and kitchen/break area
- » Ample surface parking for tenants and visitors
- » Building amenities include 24-hour access, controlled entry, bicycle storage, and shower facilities
- » Excellent Hampden Avenue location with easy access to Highway 285, Santa Fe



LEASE RATE	\$650/Month/Office
SPACE AVAILABLE	4 Individual Offices
SIZE	9.5' x 15' and 9.5' x 16'
PROPERTY TYPE	Coworking Office
BUILDING CLASS	B
BUILDING STORIES	5
YEAR BUILT	1972/1998 (Renovated)
PARKING	Surface Lot
SUBMARKET	Hampden
ZONING	I-1

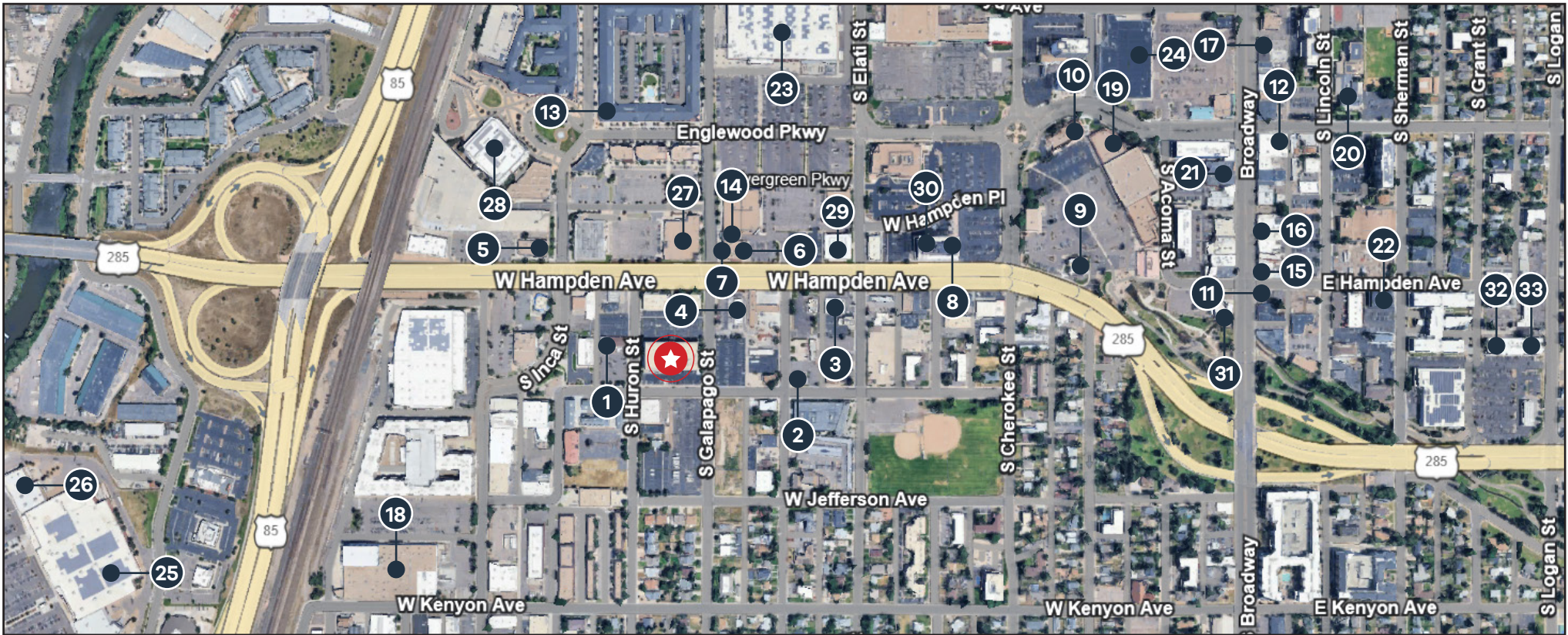
OFFICE AVAILABILITY



AVAILABLE OFFICES

* 4 OFFICES CAN BE MADE ADJACENT. CONTACT BROKER FOR DETAILS.





AREA HIGHLIGHTS

DINING/BARS

1. The South Restaurant
2. Bistro King Asian Restaurant
3. Steakhouse 10
4. McDonalds
5. Tokyo Joe's
6. Noodles & Company
7. Jersey Mike's Subs
8. Chipotle Mexican Grill
9. The Meltdown
10. Beirut Mediterranean Grill
11. Rico's Pizzeria & Italian Kitchen
12. One Barrel American Bistro

COFFEE/CONFECTIONS

13. Nixon's Coffee House
14. Einstein Bros Bagels
15. Mango Tree Coffee
16. Breakfast Queen
17. Juicy Pop Boba Tea

HEALTH & WELLNESS

18. Movement Englewood
19. Anytime Fitness
20. Malley Recreation Center
21. Sandhyā Yoga
22. Bella Health & Wellness

RETAIL/SERVICES

23. Walmart Supercenter
24. King Soopers
25. Target
26. Five Below
27. Harbor Freight
28. Englewood Public Library
29. Wells Fargo Bank
30. FedEx Office Print & Ship
31. Community Banks of Colorado
32. Choice Cleaners
33. UPS Store
34. Loaf n'Jug Convenience Store

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