

ELEVATING YOUR EXPECTATIONS

SUBLEASE RATE: NEGOTIABLE, CONTACT BROKER

PROPERTY OVERVIEW

Building Size:	304,051 SF
Available Sublease Size:	Suite 510: 12,771 RSF
Premises Built/Building Built:	2024/1999

PROPERTY FEATURES

- Brand new, Class A build-out, ready for occupancy
- Upgraded Building Amenities
- Revamped Entrance & Landscaping
- Covered Walkway to the Parking Garage
- On-Site Cafe
- Fitness Center with Showers & Lockers
- Training Facility
- On-Site Property Management
- On-Site Security 7 Days a Week

For more information, please contact:

JEFF CALDWELL

Principal

303.962.9536

JCaldwell@PinnacleREA.com

ERIC SHAW

Vice President

303.962.9551

EShaw@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203

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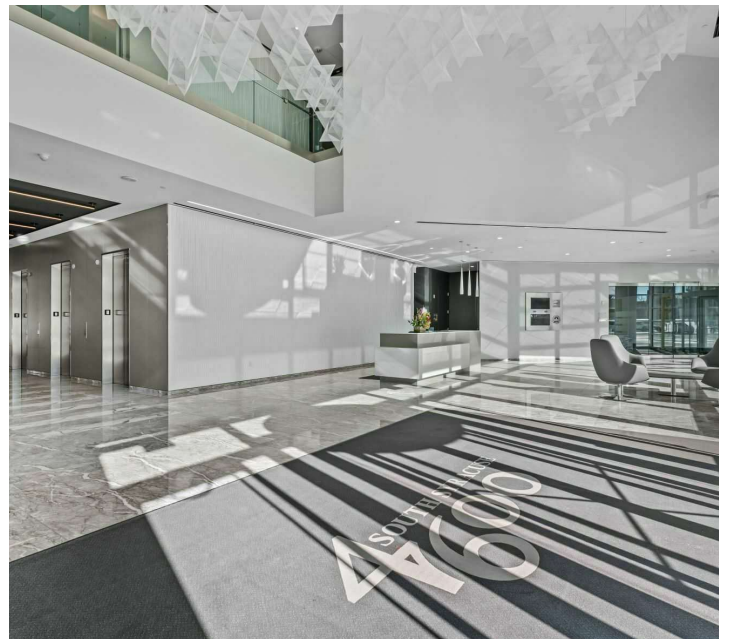


OFFICE SPACE FOR SUBLEASE

NORTH DENVER TECH CENTER

4600 S SYRACUSE ST

DENVER, CO 80237



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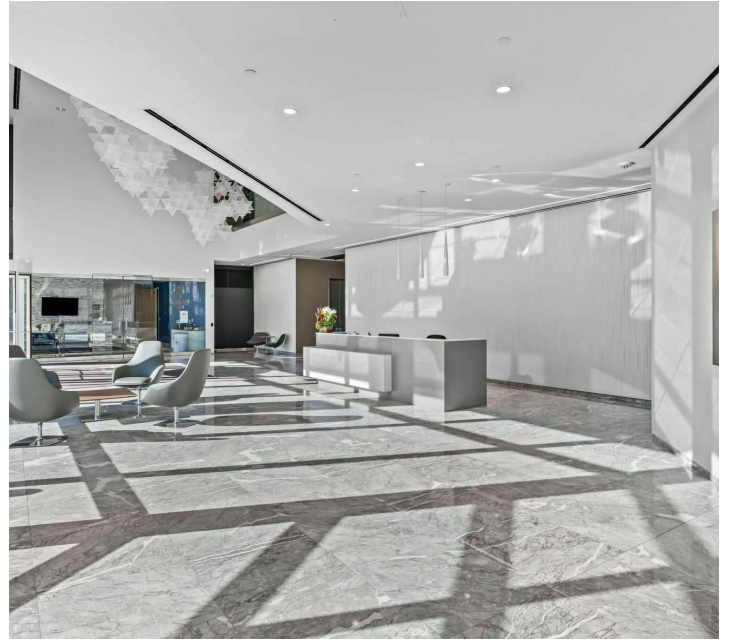
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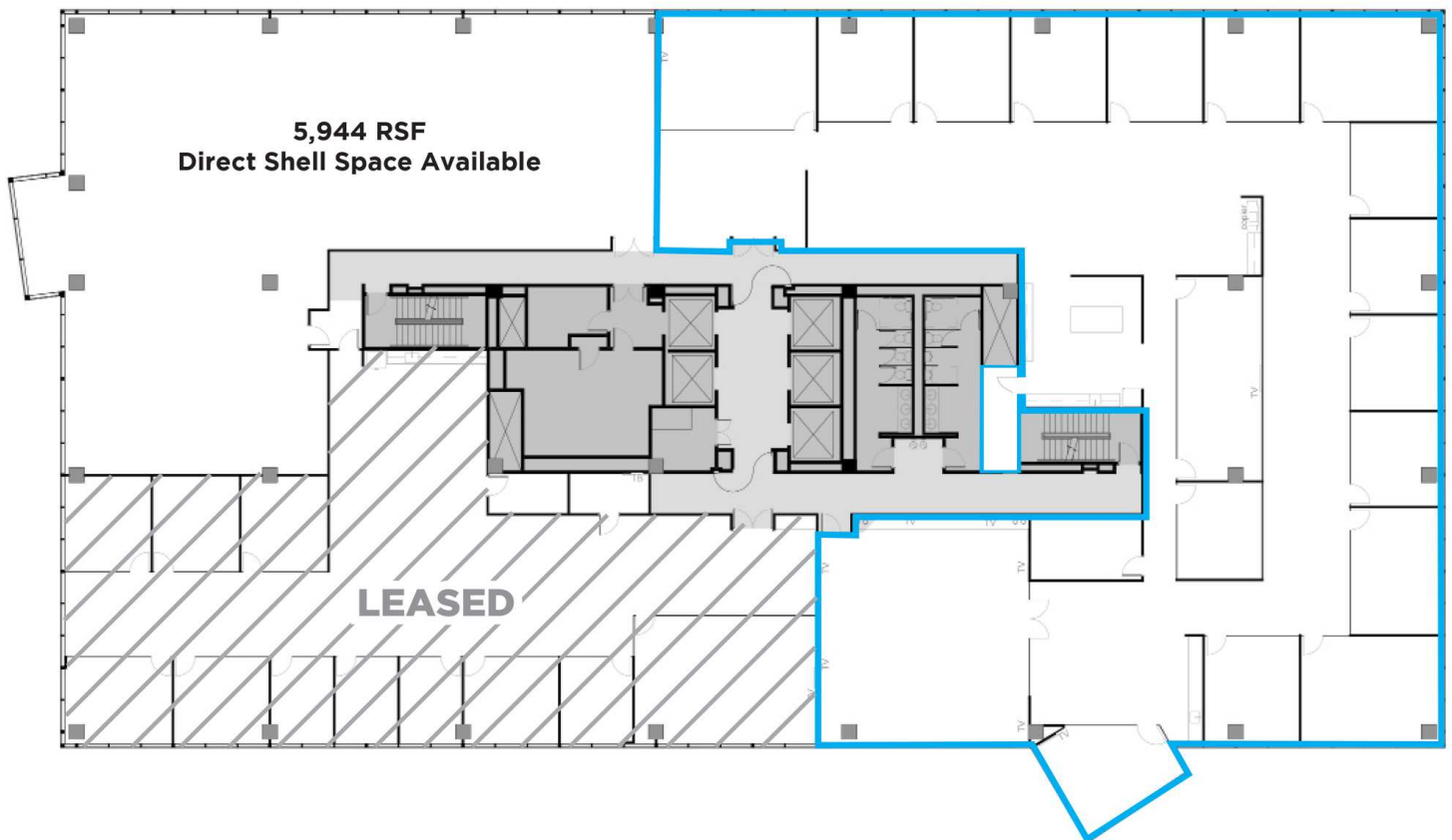
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Up to 18,715 RSF of Contiguous Space Available

Subject Premises: Suite 510 - 12,771 RSF



SUBLEASE INFORMATION

Lease Term: Available 3/1/24 - 11/30/34
Total Space: 12,771 RSF

Lease Rate: \$27.00/SF NNN
Op Expenses: \$14.71/SF (2024 Est)

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