



**BENCHMARK**  
COMMERCIAL REAL ESTATE



**SUBLEASE**

**THRU 12/31/28**

**±5,651 SF**

**RATE: \$9.00/SF**

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

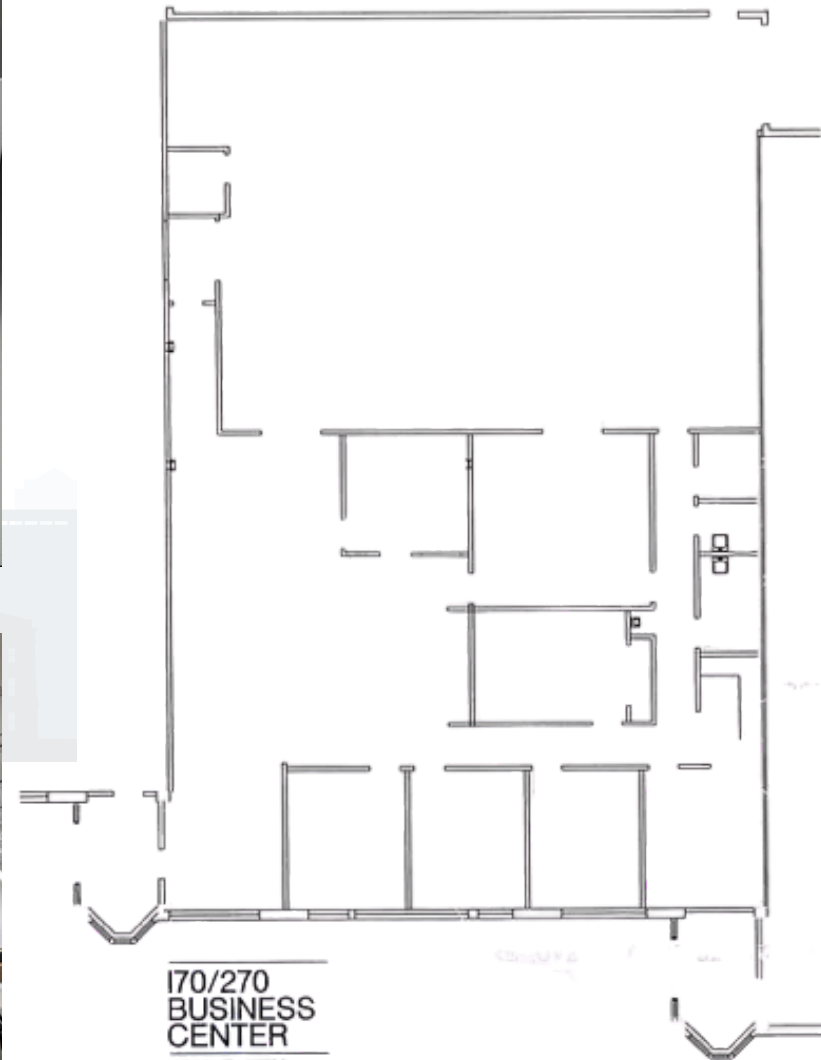
**ESTIMATED OPEX:**

~\$6.35/SF/YR NNN

**RATE**

\$9.00/SF





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



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**Sam Alby**

303.419.8574

sam@crebenchmark.com

**Bart Allen**

303.395.0113

Bart@crebenchmark.com

# CONTACT US



## 303.395.0111

[www.CREBenchmark.com](http://www.CREBenchmark.com)