

For Lease



PROFESSIONAL OFFICES SPACE IN THE HEART OF COMMERCE CITY

6625 E 49TH AVE,
COMMERCE CITY, CO 80022

SUITES FEATURE:

- 2 AVAILABLE SUITES
- **SUITE #1** = 324 SF PRIVATE OFFICE WITH EXCELLENT NATURAL LIGHT
- INCLUDES 36 SF DEDICATED STORAGE IDEAL FOR FILES, EQUIPMENT, OR SUPPLIES
- **SUITE # 2** - 261 SF PRIVATE DOUBLE OFFICE WITH SITTING ROOM
- SUITES MAY BE LEASE INDIVIDUALLY OR COMBINED
- BOTH SUITES INCLUDE:
 - SHARED ACCESS TO AN INVITING, PROFESSIONALLY MAINTAINED FOYER
 - SHARED CONFERENCE ROOM AVAILABLE



- FOR CLIENT MEETINGS AND TEAM COLLABORATION
- SECURE, WELL-KEPT BUILDING WITH EASY ACCESS FOR STAFF AND VISITORS

Available

SUITE # 1 \$540.00 / SUITE #2 \$435.00 MONTHLY
(\$20.00 PSF FULL SERVICE GROSS)
INCLUDES: HIGH SPEED INTERNET & UTILITES

Position your business in one of Commerce City's most strategically connected and rapidly growing commercial corridors. These efficient, professional office suites offers a turnkey solution for small businesses, contractors, consultants, and service providers seeking a clean, accessible, and cost-effective workspace

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Commerce City continues to experience strong economic expansion, fueled by industrial development, transportation infrastructure, and population growth. The area attracts a diverse mix of contractors, trades, logistics firms, and professional service providers making this office an ideal fit for businesses that value convenience and visibility

LOCATION & NEIGHBORHOOD

Situated just off Highway 2 and minutes from I-70, I-270, and Vasquez Blvd, this location offers exceptional regional connectivity. Tenants benefit from:

- Quick access to Denver, Aurora, and the northern industrial corridor
- Proximity to major logistics routes serving DIA, I-76, and the Front Range
- Steady commercial activity driven by surrounding industrial, service, and municipal uses



NEIGHBORHOOD GROWTH & DEMAND DRIVERS

- One of Colorado's fastest-growing municipalities with ongoing commercial and residential investment
- Expanding workforce population supported by nearby industrial parks and distribution centers
- Increased demand for small, flexible office footprints as hybrid and field-based businesses scale
- Close proximity to retail, dining, and civic amenities along 60th Ave, Highway 2, and the Derby District.

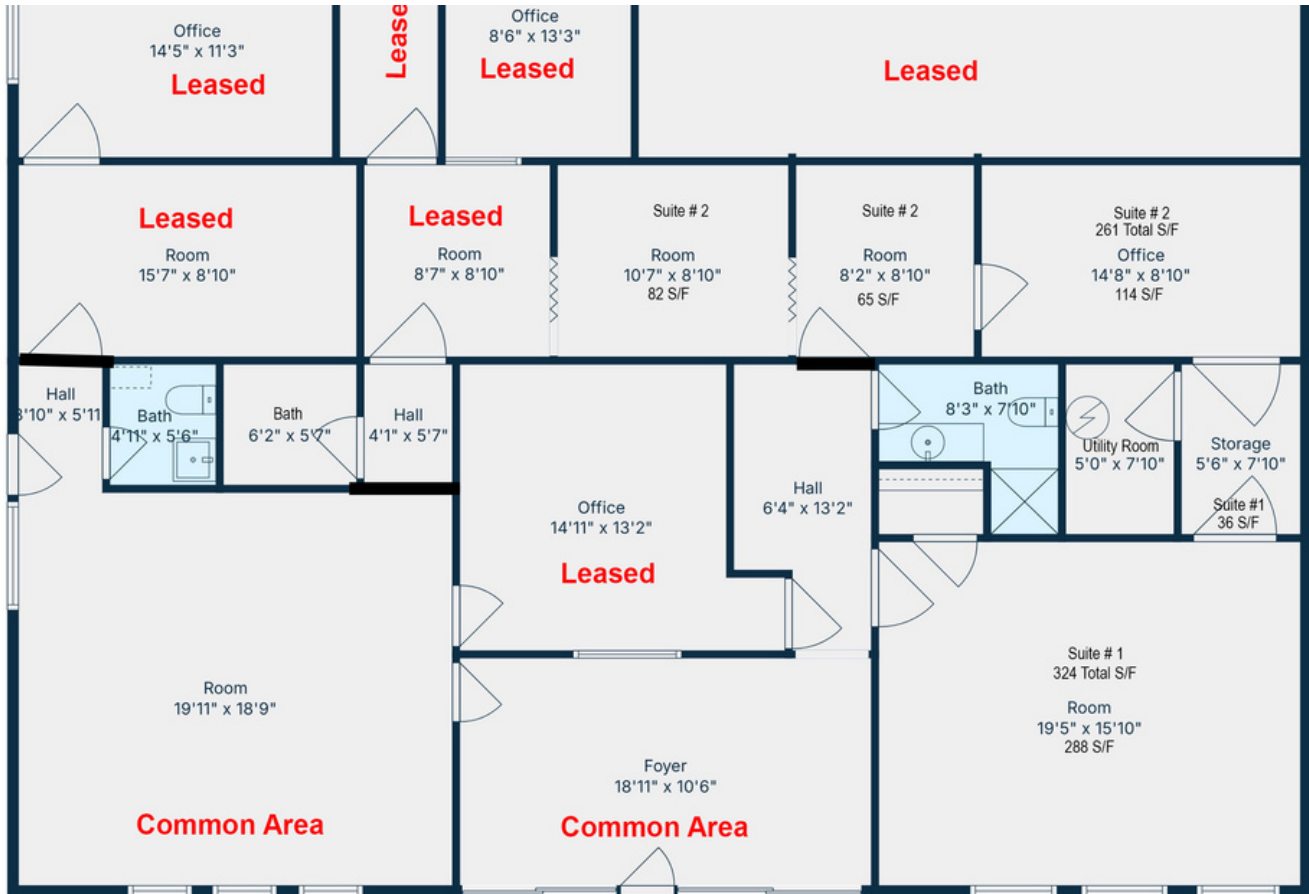


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FLOORPLAN

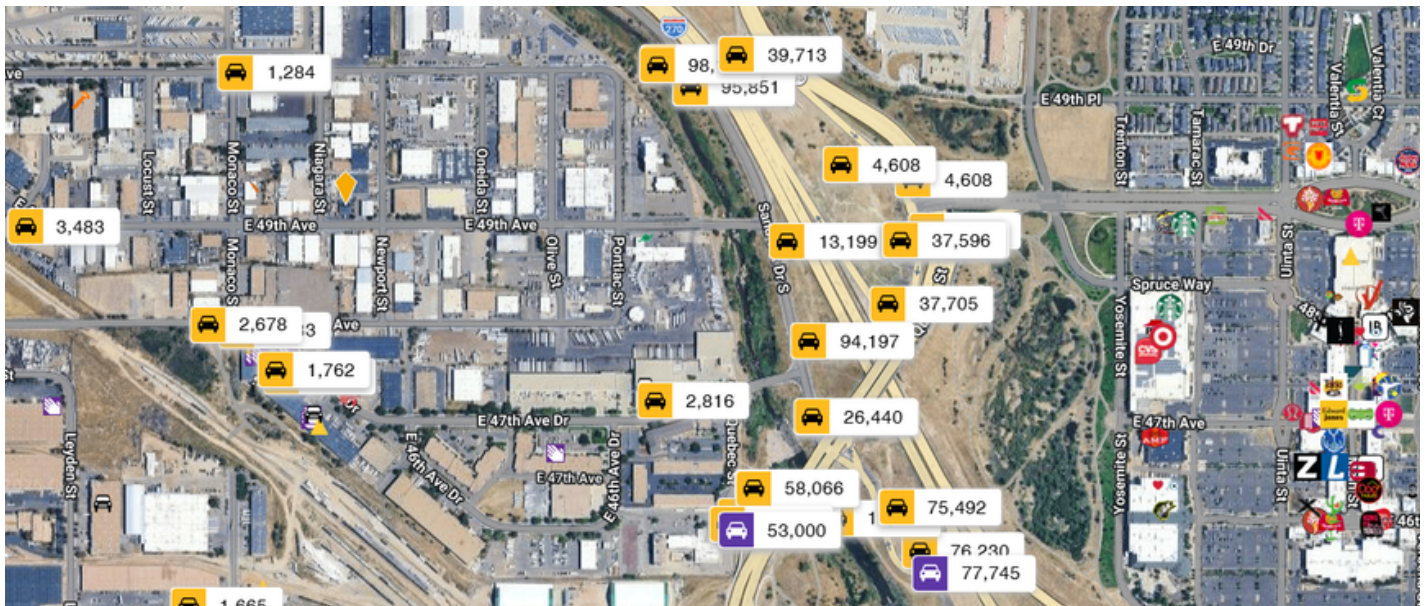


Disclaimer

This presentation is provided for general informational purposes only. All property details, including but not limited to building specifications, parcel information, zoning, and ownership records, were obtained from public records and other third-party sources deemed reliable. However, no guarantee, warranty, or representation—express or implied—is made as to the accuracy, completeness, or current status of this information. All figures, measurements, and data are subject to verification, change, or correction without notice.

General Notice

All interested parties should conduct their own independent investigation, analysis, and verification of all information presented. Nothing in this presentation should be construed as legal, financial, or tax advice



Traffic Count Disclaimer

Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information.

Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence