



FOR SUBLEASE

4,702 Off/Whse With A 12'X12' Drive In Door

15334 E Hinsdale Circle #1E| Centennial, CO 80112



CONTACT:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Available SF:	4,702 SF
Lease Rate:	\$12.67 SF/yr (NNN)
NNN's:	\$7.11 per SF
Zoning:	PUD I-1
Grade Level Doors:	One 12'x12'
Ceiling Height:	18'-22'
Year Built:	2003

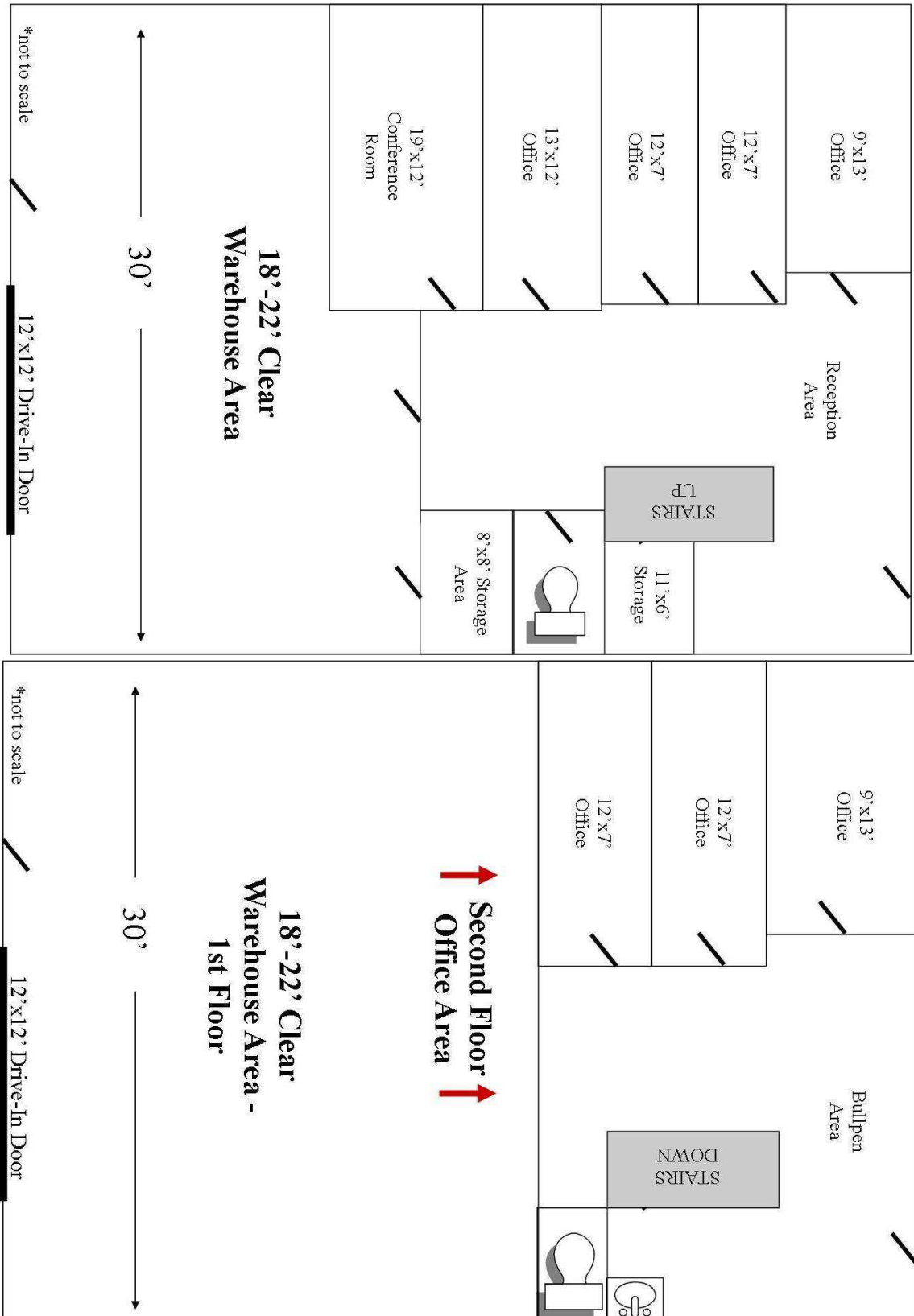
PROPERTY HIGHLIGHTS

- Large 12'x12' drive in door
- 2,700 SF warehouse area with 18'-22' clear height
- 3 phase 200 Amp power (tbv)
- Approximately 2,000 SF of nice office finish (two floors)
- 7 private offices, conference room, bullpen area, reception area, two restrooms
- Eight off-street parking spaces.
- Lease for just \$7,750/mth plus utilities.
- Sublease term through April 30th, 2027 available, however longer terms will be considered also.

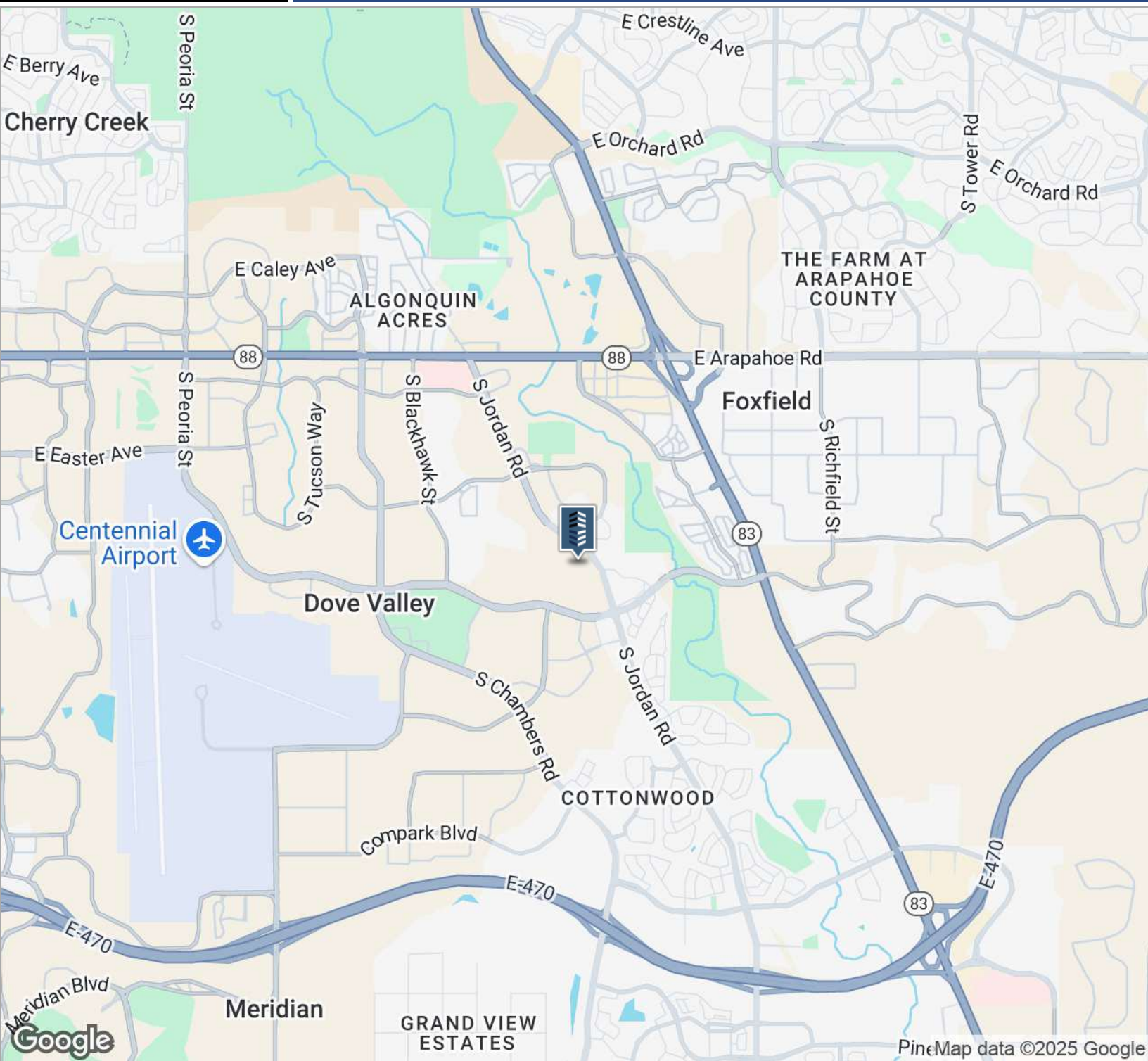
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