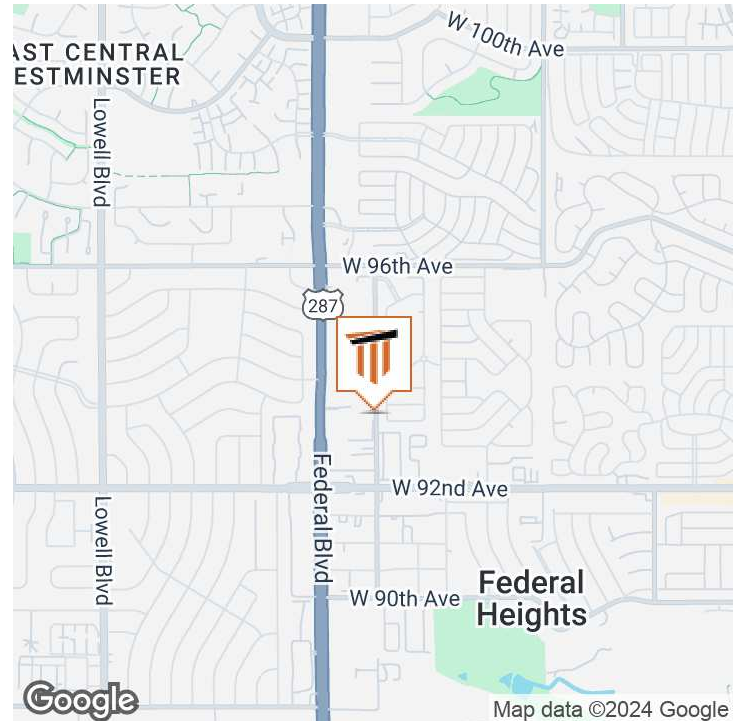


SUBLEASE: 9335-9345 ELM COURT

9335 North Elm Court Federal Heights, CO 80260



OFFERING SUMMARY

Lease Rate:	\$9.78 SF/yr (NNN)
Building Size:	23,000 SF
Available SF:	23,000 SF
Lot Size:	1.14 Acres
Number of Units:	1
Year Built:	1985
Renovated:	2020
Zoning:	C-1
Market:	Denver Metro
Submarket:	NW Denver Metro

PROPERTY OVERVIEW

Desirable & Fantastic SUBLEASE Opportunity with 22' Ft. clears in the warehouse and flexible open and enclosed office space. SUBLEASE Expires in October 2025 with a fantastic Rate. Potential long term Direct Lease Opportunity as well. Easy Access to I-36 & I-25. The estimated NNN expenses for 2024 are \$4.57/sf.

PROPERTY HIGHLIGHTS

- The estimated NNN expenses for 2024 are \$4.57/sf.
- Versatile floor plan for Warehouse / Distribution / Office
- 22' Clears in the Sprinklered Warehouse
- Modern and professional finishes
- Ample parking for employees and customers
- Easy access for convenience
- Solid Concrete Construction

FOR MORE INFORMATION, PLEASE CONTACT:

SCOTT A. MARCUM

Broker/Owner

O: 303.403.1333 | C:303.437.5590

Scott@MarcumCommercial.com

MARCUM COMMERCIAL ADVISORS | 303.403.1333 | MARCUMCOMMERCIAL.COM

Industrial Property For Lease

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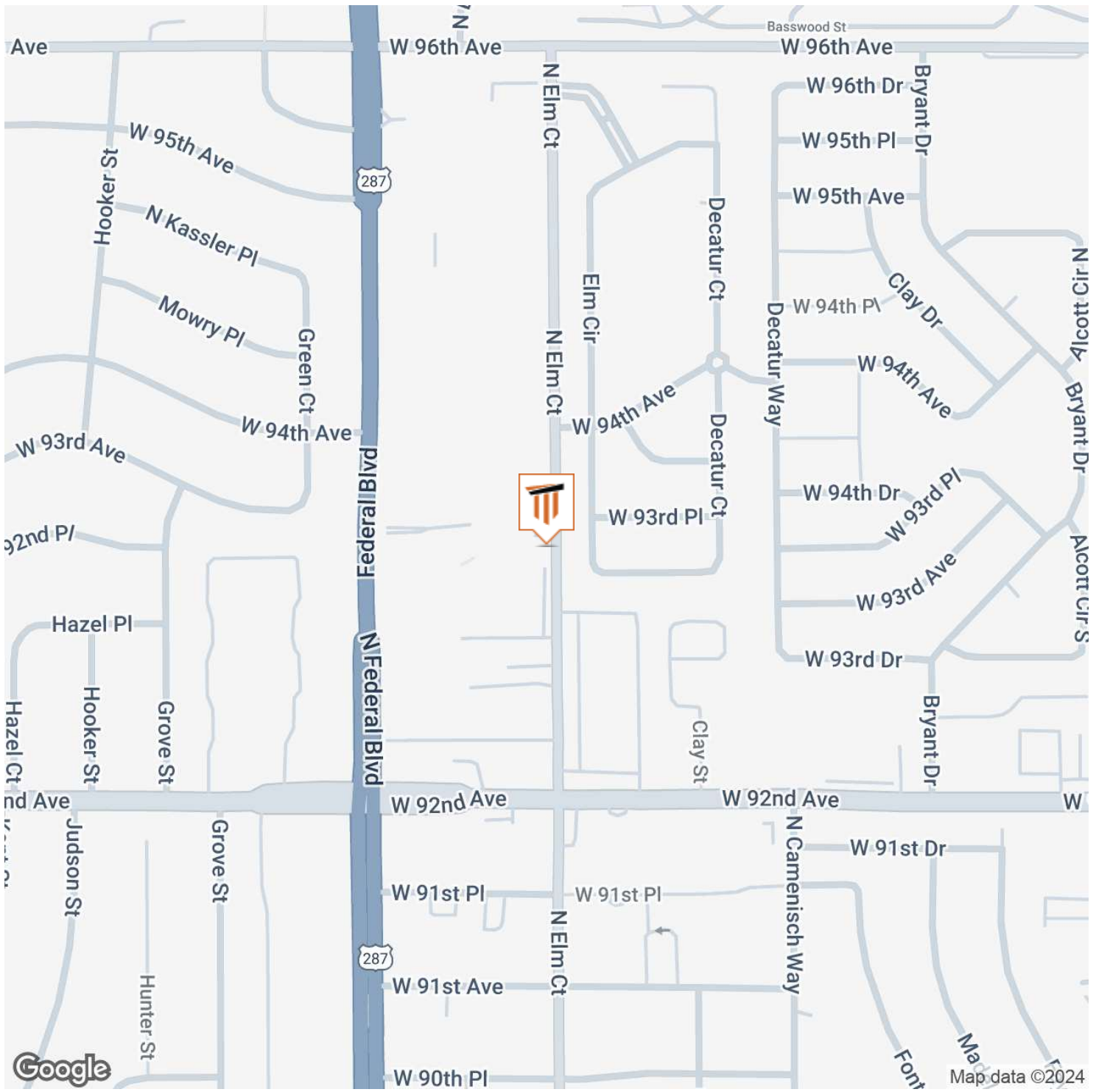
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MARCUM
Commercial Advisors



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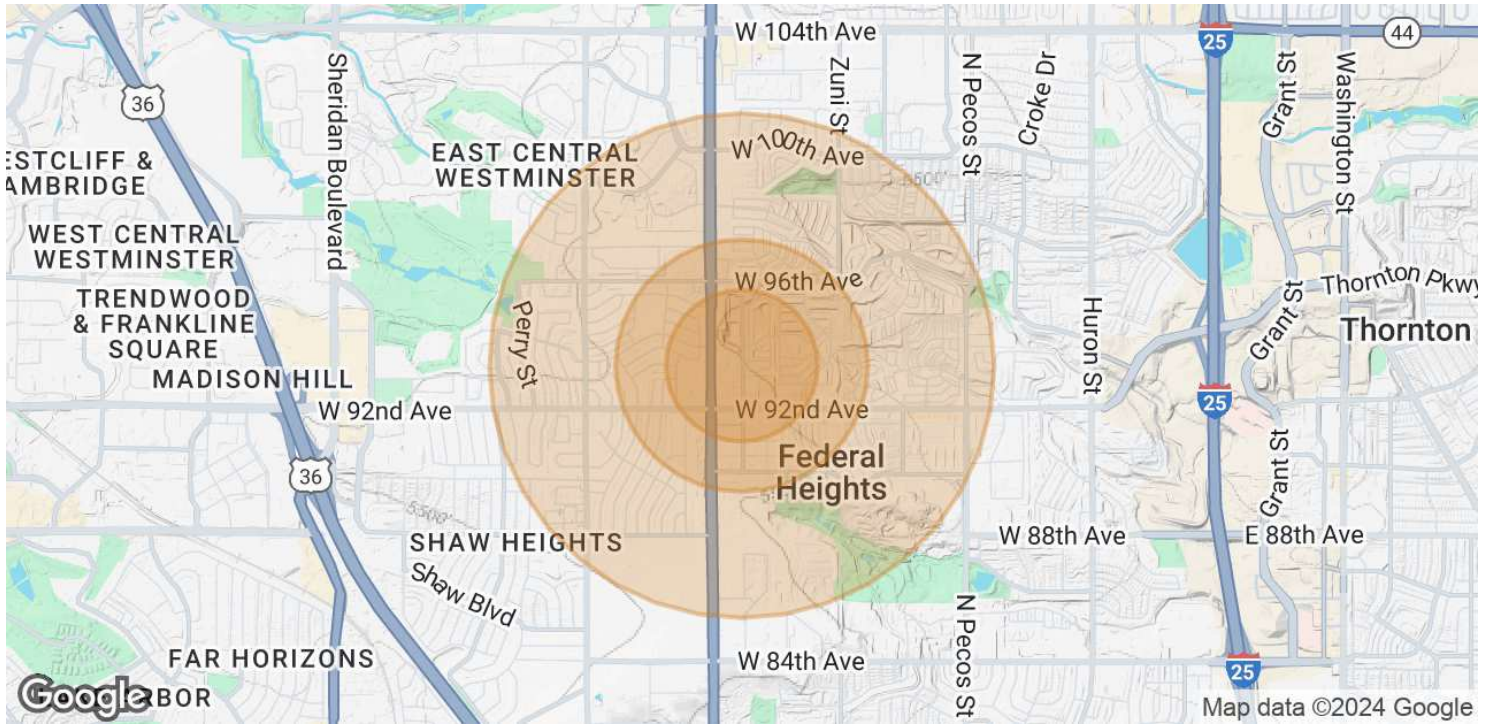
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,160	8,821	26,621
Average Age	34	35	37
Average Age (Male)	33	35	36
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	944	2,823	9,159
# of Persons per HH	3.3	3.1	2.9
Average HH Income	\$80,757	\$80,580	\$84,878
Average House Value	\$267,666	\$287,165	\$303,265

Demographics data derived from AlphaMap

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