

7808 CHERRY CREEK SOUTH DRIVE

Suite 210 & 211

Denver, CO 80216



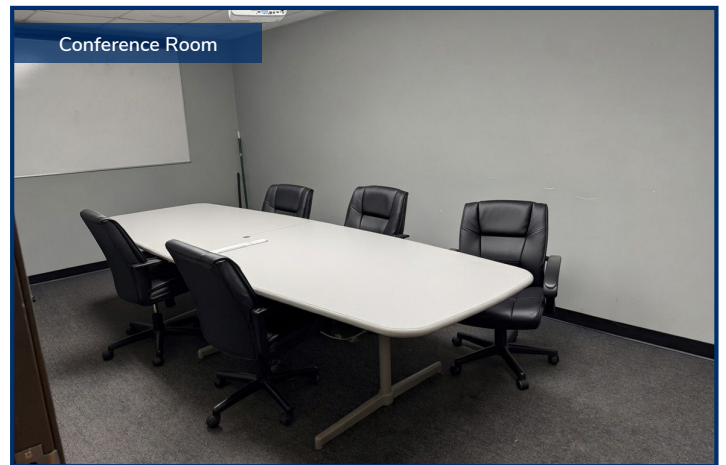
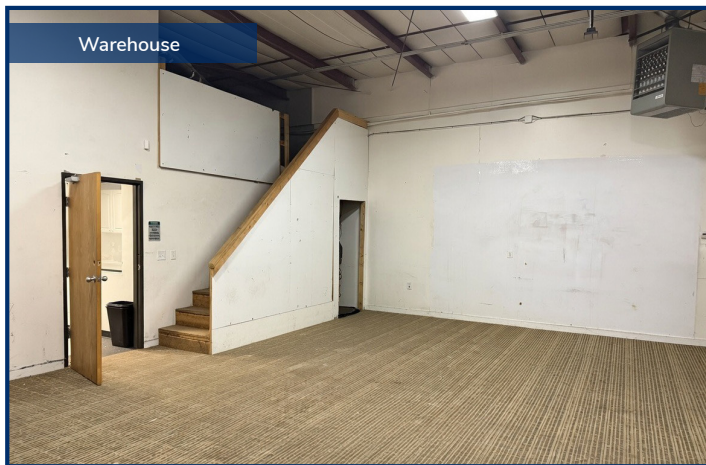
**INDUSTRIAL SUBLEASE
3,900 SF TOTAL**

BUILDING SPECIFICATIONS

HIGHLIGHTS

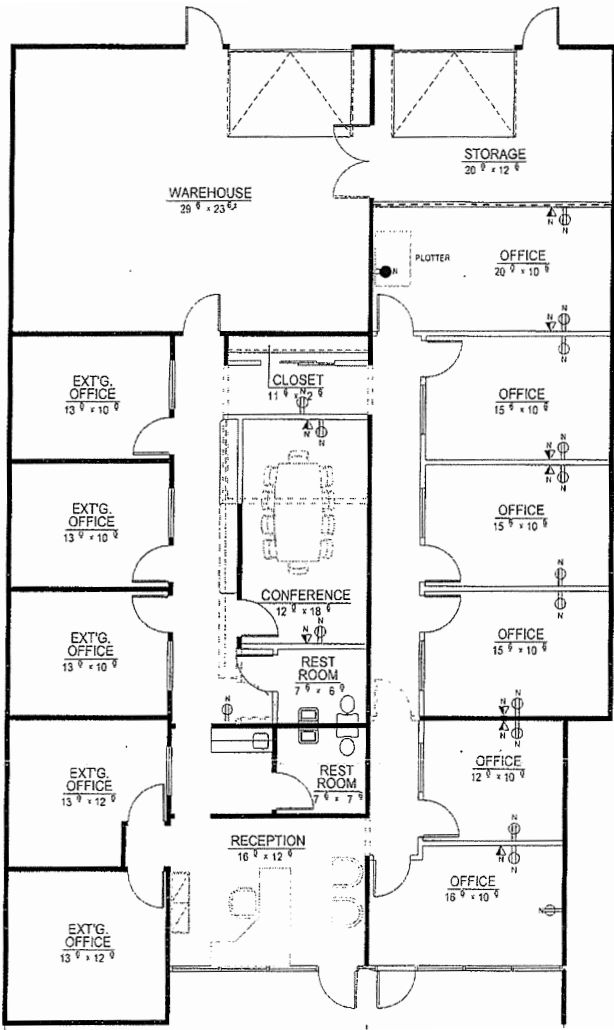
- 90% office, 10% warehouse
- Central location
- Quick, easy access to I-25, I-225, Parker Road, Denver Tech Center, and Cherry Creek

Submarket	Central
Address	7808 Cherry Creek South Drive Denver, CO 80231
Clear Height	17'
Loading	Two (2) Large Overhead Drive-In Doors
Parking	11 Surface Spaces
Availability	Negotiable
Asking Rate	\$10/SF NNN \$4.80/SF Opex (2026)
Sublease Term	4/31/2027

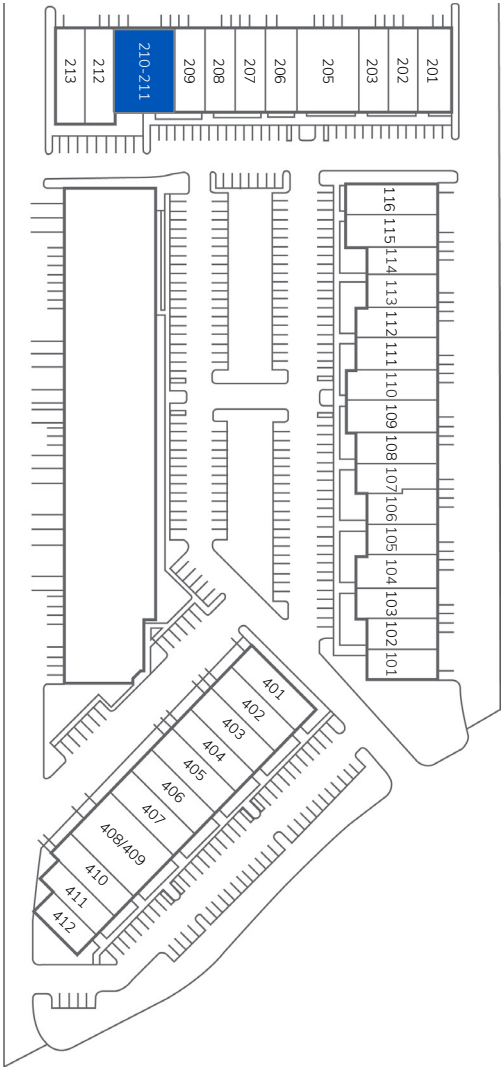


FLOOR PLAN

Floor Plan



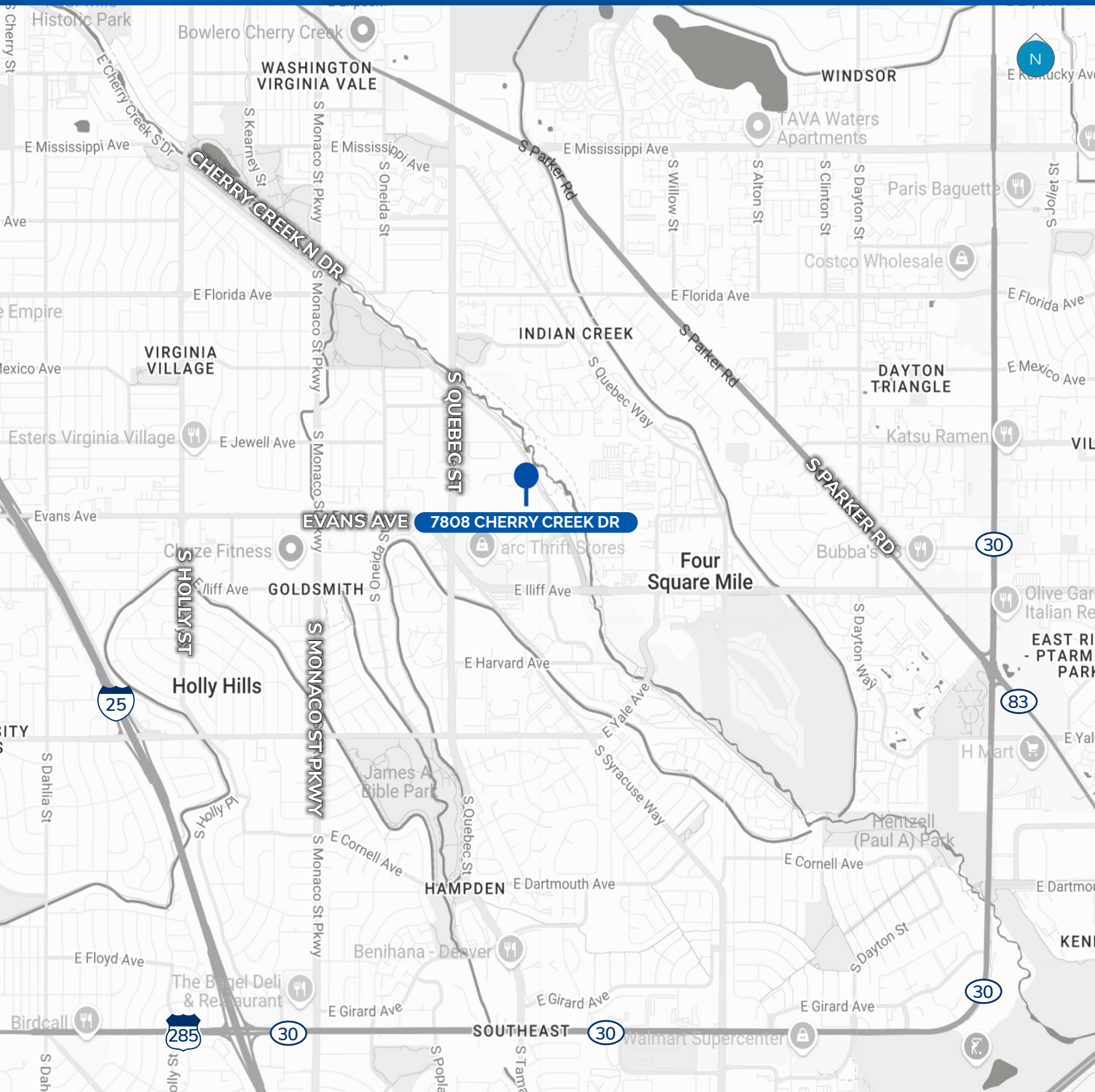
Site Plan



Location



MAP



FOR LEASE INFORMATION:

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