

FOR SUBLICENSE

11839 EAST 51ST AVENUE

DENVER, COLORADO 80239



22,118 SF UNIT

\$7,500 Broker Commission

- **FREE BASE RENT FOR ENTIRE TERM!**
- **\$3.85/SF NNN (\$7,100/MO TOTAL)**



Sublease Term: Through 7/31/2026

RON WEBERT, SIOR
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY FEATURES

AVAILABLE SIZE 22,118 SF

OFFICE SIZE 4,950 SF

TERM 7/31/2026

CITY/COUNTY Denver/Denver

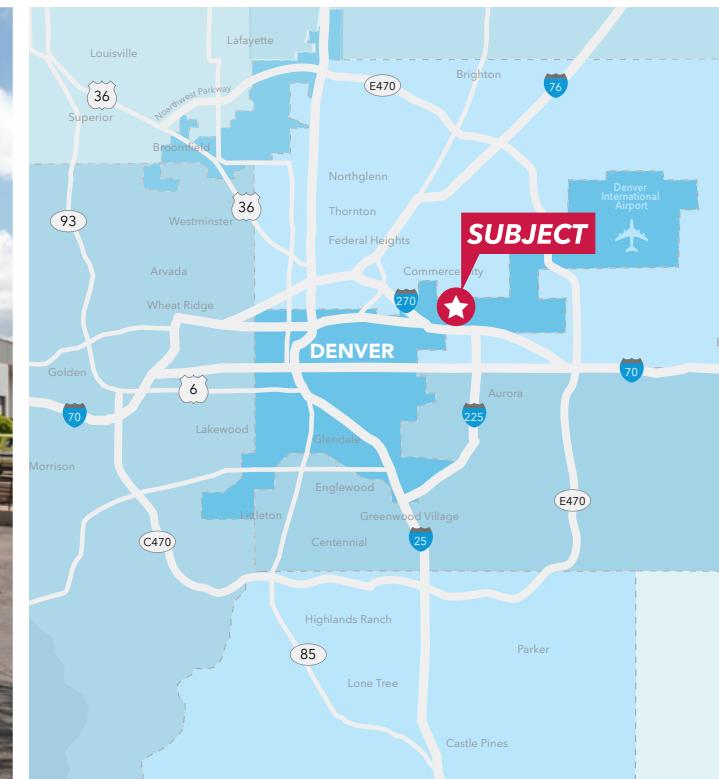
CLEAR HEIGHT 21'

COLUMNS 30' x 37'

LOADING 3 Dock-high
1 Drive-in

ZONING I-A / UO-2

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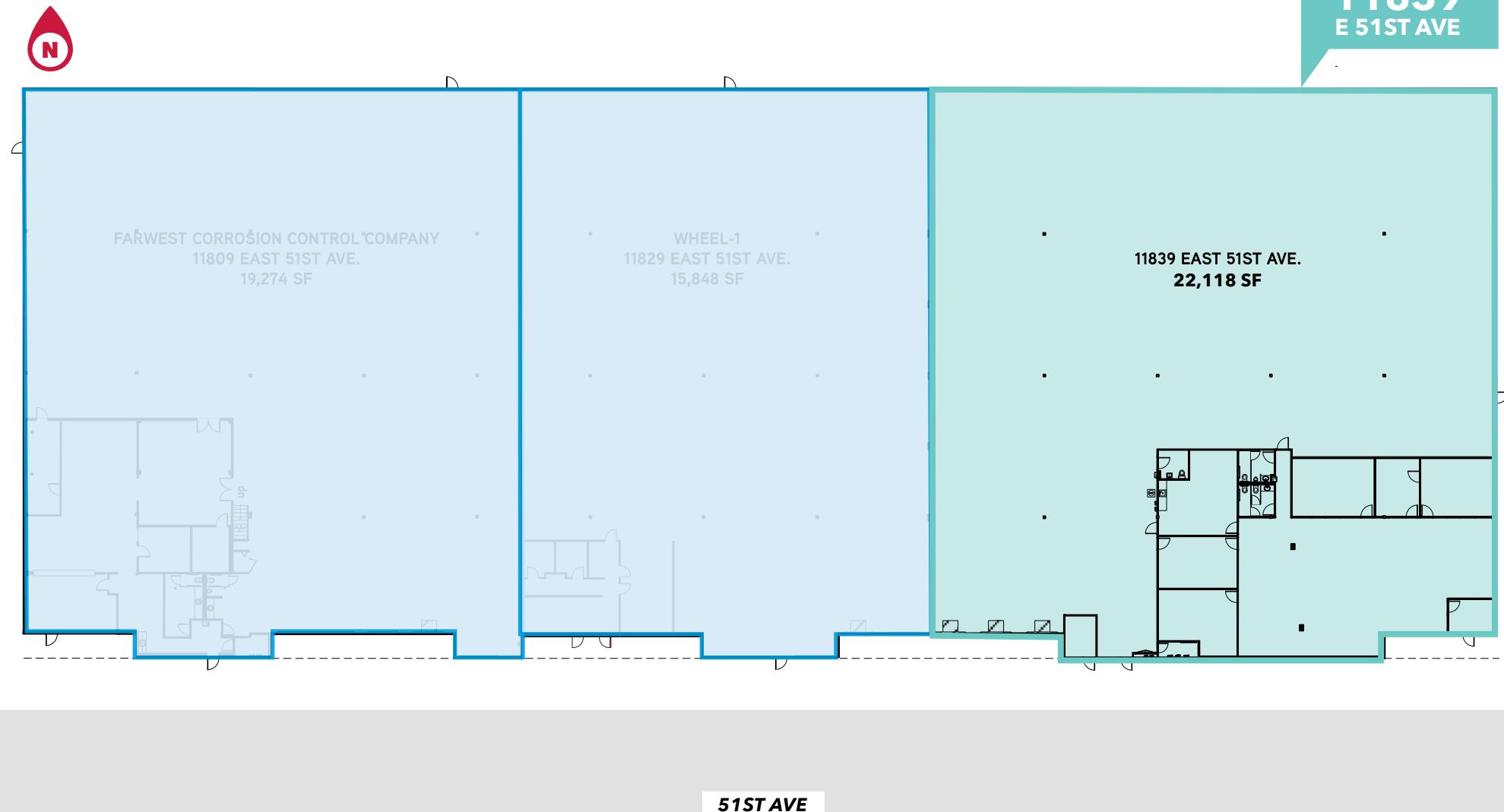


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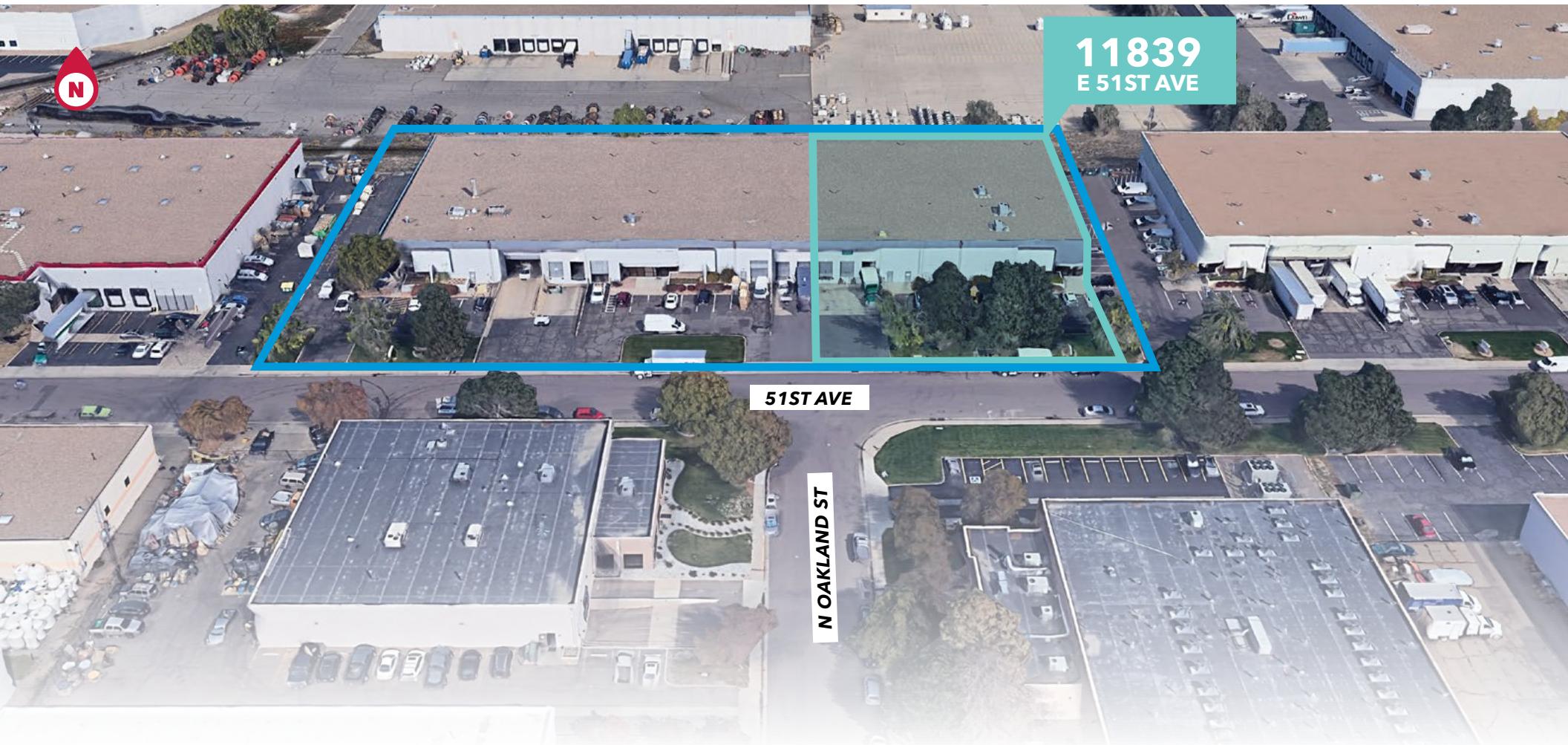
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