

OFFICE FOR SUBLEASE DENVER TECH CENTER



6380 S FIDDLERS GREEN CIRCLE
DENVER, CO 80111



PRESENTED BY:

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EXECUTIVE SUMMARY

SUBLEASE OPPORTUNITY

Sublease through June 2023

Starting Rate: \$23.28NNN (2020 opex \$10.82)

Suite 200A: 10,800 RSF

Suite 200B: 5,018 RSF

Custom-built for Regis University, including private offices, classrooms, and high-tech seminars with stadium-style seating

Private retail entrance, and private elevator from parking garage, making social distance easy to accommodate

Custom card-key security

Furniture may be negotiated in sublease

Ideal for education/training, general office use, data/call center



PROPERTY HIGHLIGHTS

- Class AA office space in the Denver Tech Center
- Constructed 2009, Suite completed 2010
- Garage parking 3.5:1000sf. Ask Broker for details
- State-of-the art fitness center
- Unbeatable mountain views
- Walking distance to lightrail and restaurants
- 4-minute drive to I-25



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SUITE LAYOUT

Suite B 5,018 RSF

- Shared access, kitchenette, and restrooms
- Large training/conference rooms, including stadium seating
- Furniture may be negotiated

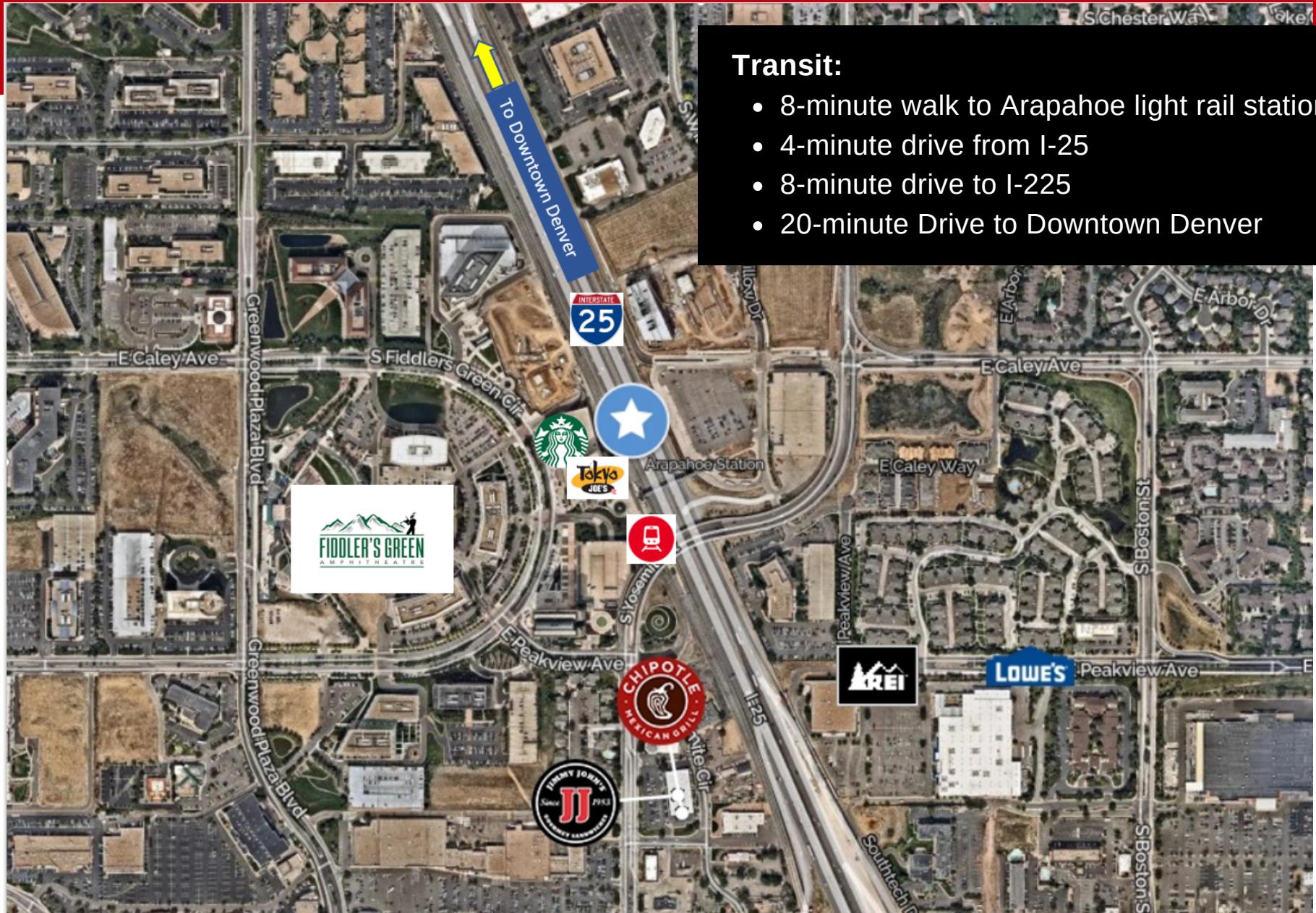


Suite A 10,800 RSF

- Can be fully demised with shared use of elevator and main stairs
- Private restrooms
- Large training/conference rooms, private offices, large bullpens
- Furniture may be negotiated



LOCATION AND ACCESS



Transit:

- 8-minute walk to Arapahoe light rail station
- 4-minute drive from I-25
- 8-minute drive to I-225
- 20-minute Drive to Downtown Denver



FOR MORE INFORMATION
PLEASE CONTACT:

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