



**BENCHMARK**  
COMMERCIAL REAL ESTATE



2500 W 5th Ave  
Denver, CO 80204

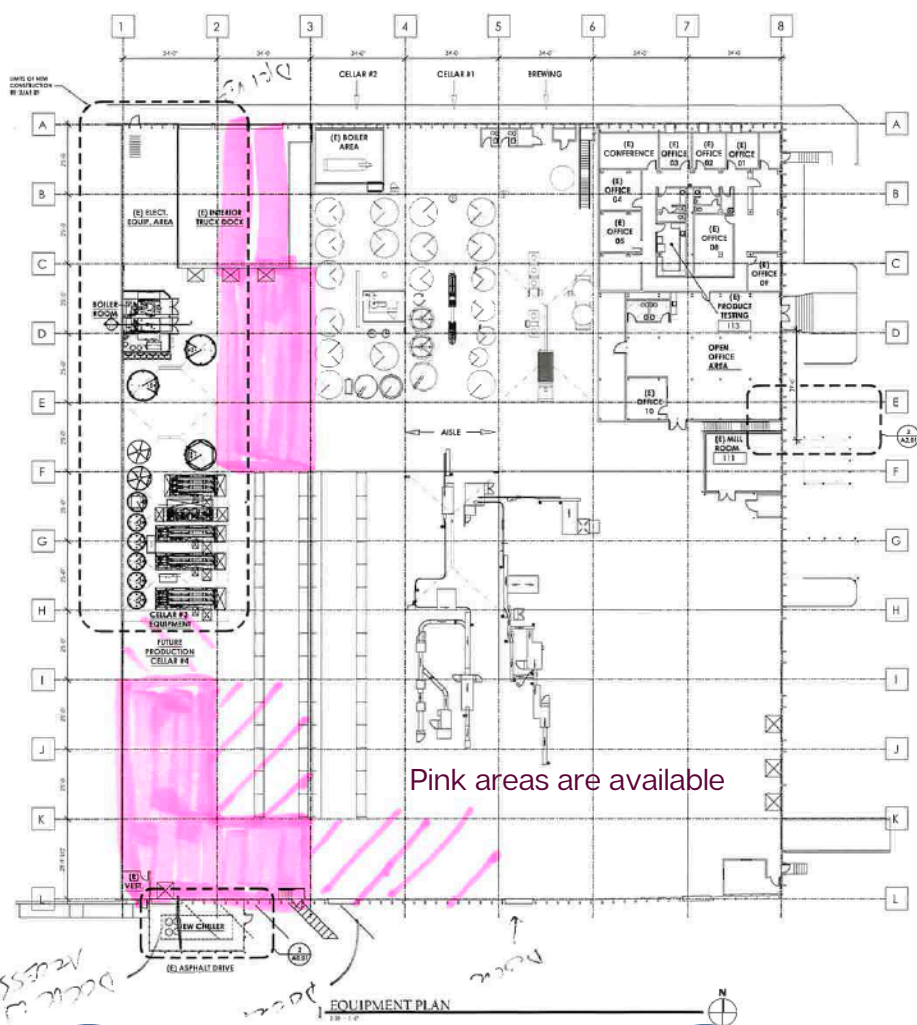
- 3 shared storage/dock hi loading doors with the possibility of dedicated doors
- 2 interior truck docks
- Each bay is 850 SF adjacent to loading
- Lease term through 1/31/2029
- OpEx: \$3.70 = Utilities

**SUBLEASE**  
850-11,900 SF  
\$9.50/SF/NNN

Short and longer term  
lease options considered



# Sublease - 2500 W 5th Ave



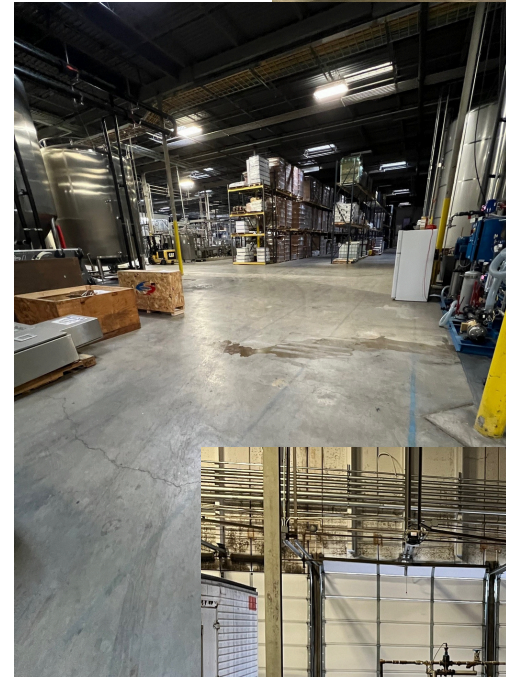
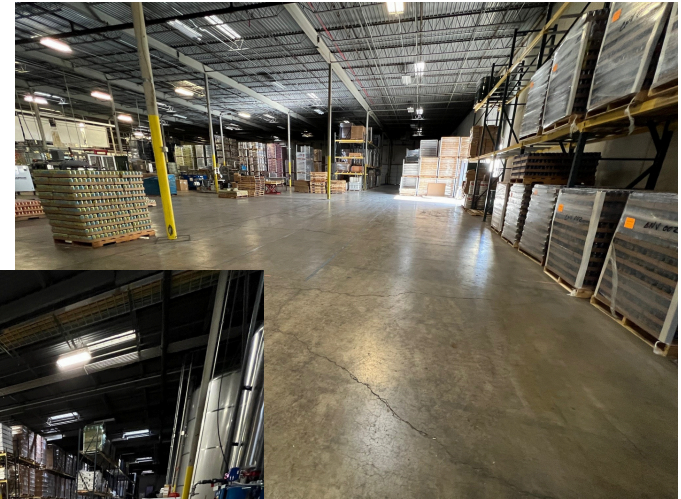
SLEEPING GIANT BREWERY  
CELLAR THREE: PHASE TWO  
EQUIPMENT / TENANT FINISH  
2500 WEST FIFTH AVENUE  
DENVER, COLORADO 80204

DATE: 03.01.2022  
PROJECT: SLEEPING GIANT BREWERY

FRIESEN  
ARCHITECTURE  
ARCHITECTS  
1111 14TH AVENUE, SUITE 100  
DENVER, CO 80202

EQUIPMENT  
& T.I.  
FLOOR PLANS

A1.01



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