

CLASS A DENVER TECH CENTER *SUBLEASE!*

7001

**BELLEVUE AVE.
ONE BELLEVUE STATION**

**SUITE 600
DENVER, CO 80237**



FULLY FURNISHED & MOVE-IN READY

Step into a world of opportunity with this stunning 5,631 square foot commercial space, primed for immediate move-in and designed to elevate your business to new heights. This sleek and modern office environment combines functionality with style, creating an inspiring atmosphere for your team and clients alike.

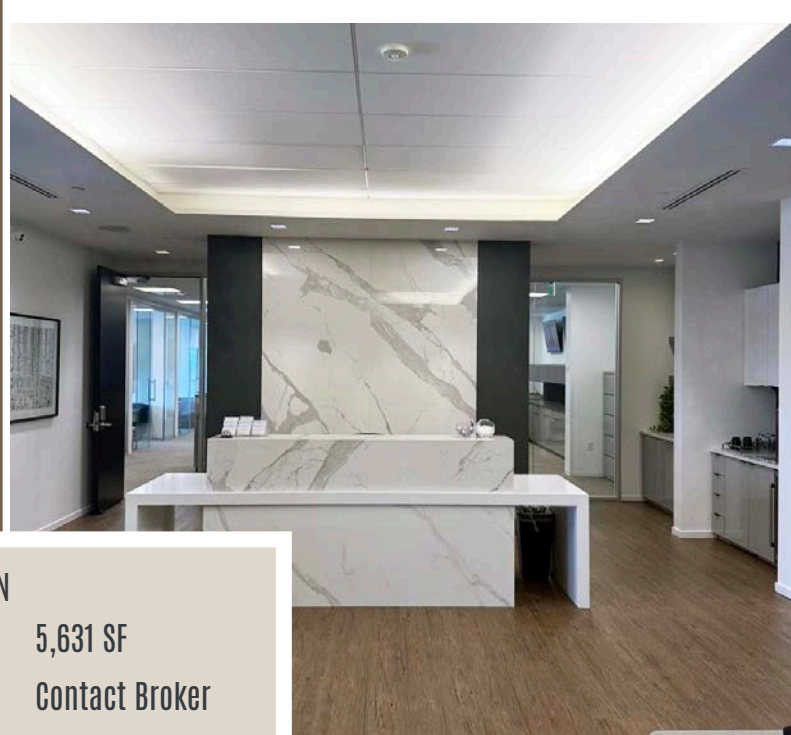
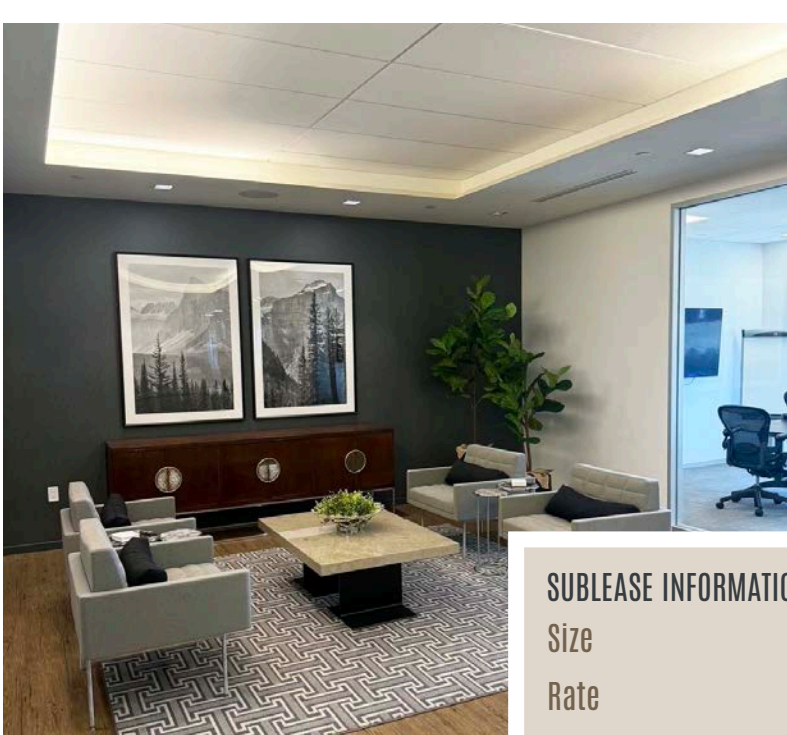
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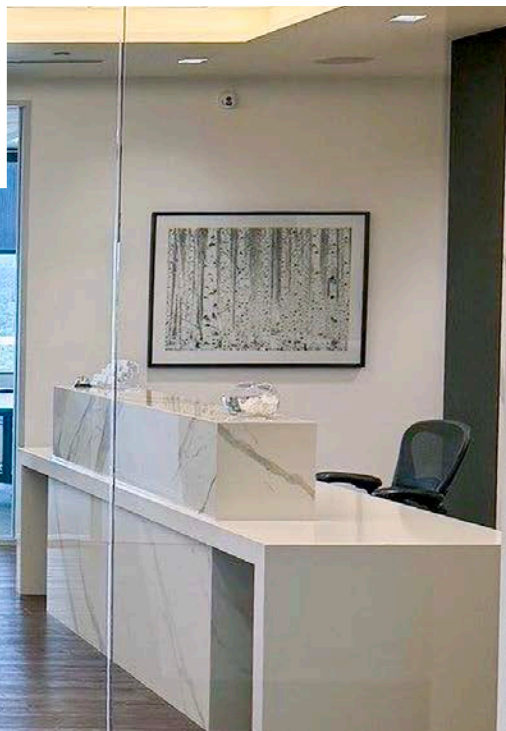
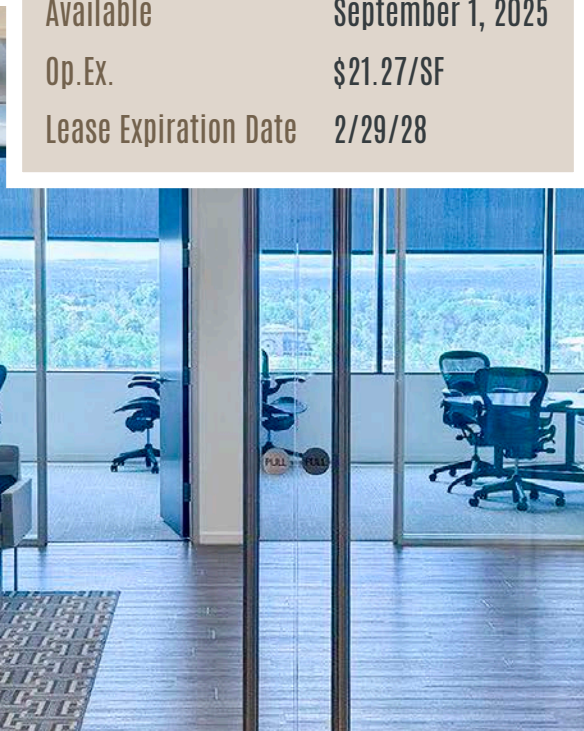
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SUBLEASE INFORMATION

Size	5,631 SF
Rate	Contact Broker
Available	September 1, 2025
Op.Ex.	\$21.27/SF
Lease Expiration Date	2/29/28



HIGHLIGHTS

Fully Furnished: Hassle-free move-in with stylish, modern furnishings

Welcoming Reception Area: Make a strong first impression

Spacious 16-Person Conference Room: Perfect for meetings and presentations

Open Bullpen Layout: Encourages collaboration and communication

Modern Breakroom: Great for informal gatherings or a quick coffee

Dedicated Fiber Internet: Fast, reliable, and efficient for business needs

West-Facing Front Range Views: Enjoy stunning mountain views from your workspace

Ideally located with excellent visibility and access, this space offers everything you need to thrive in today's competitive market.



E. UNION AVE.

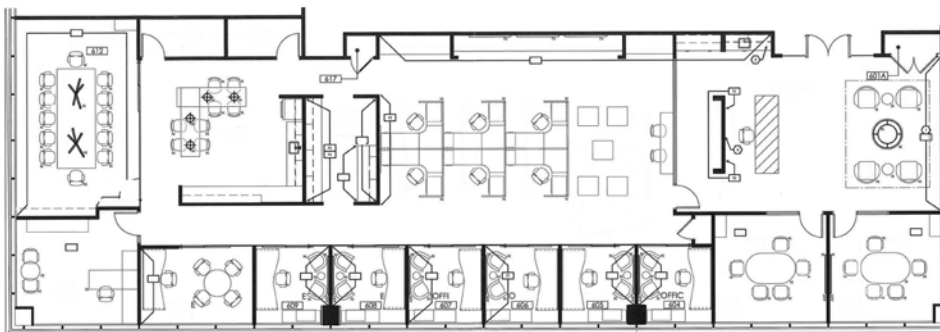
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