



**BENCHMARK**  
COMMERCIAL REAL ESTATE



**\$2,500  
Broker  
Bonus**



**SUBLEASE**

**THRU 10/31/27**

**4,478 SF**

**RATE: \$19.50/FS**

Denver West Business Park: Bldg #51  
14142 Denver West Parkway, Suite 245  
Lakewood, CO 80401





Beautiful, modern, move-in ready spec suite featuring 16 workstations and 5 offices on glass with large sidelights. Recently built with new finishes, the space includes furniture available for plug-and-play occupancy.

Excellent Denver West location with quick access to nearby restaurants and amenities, plus the South Table Mountain trailheads for running, hiking, or biking.

Sublease Term: Through October 31, 2027

#### Highlights:

- Turnkey spec suite with furniture
- 16 desks + 5 private offices
- Updated finishes and modern layout
- Great access and nearby outdoor recreation
- Open kitchen layout
- Conference room



**PROPERTY USE**

OFFICE

**UNIT SIZE**

4,478 SF

**FURNITURE**

AVAILABLE

**PARKING**

2.62/1,000 SF

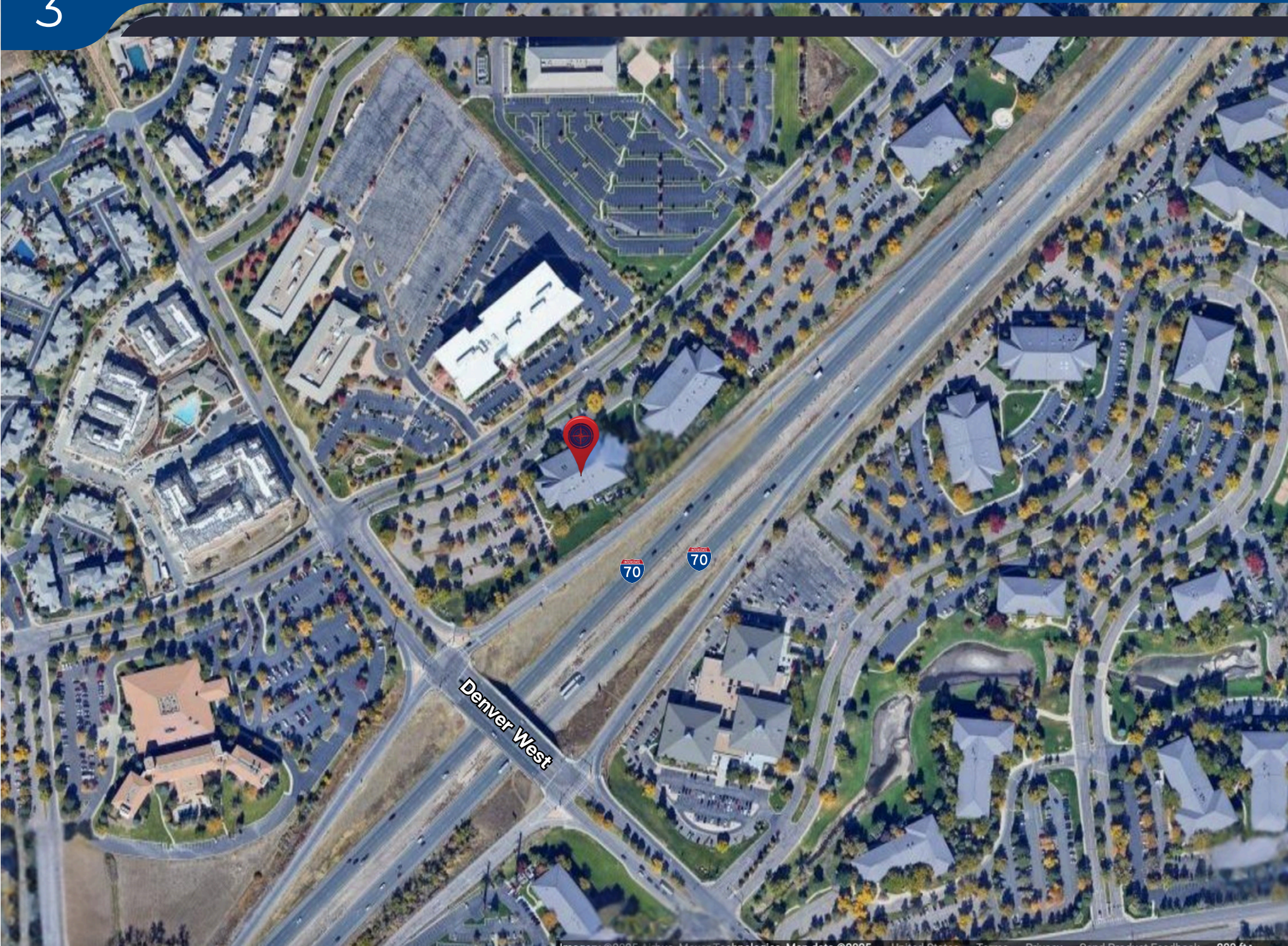
**TERM**

THROUGH 10/31/27

**OFFICES**5 ON GLASS, CONFERENCE ROOM,  
16 DESKING STATIONS, OPEN KITCHEN**RATE**

\$19.50 FULL SERVICE

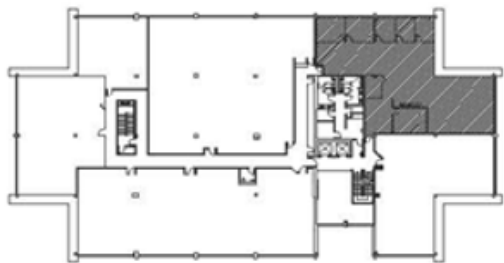






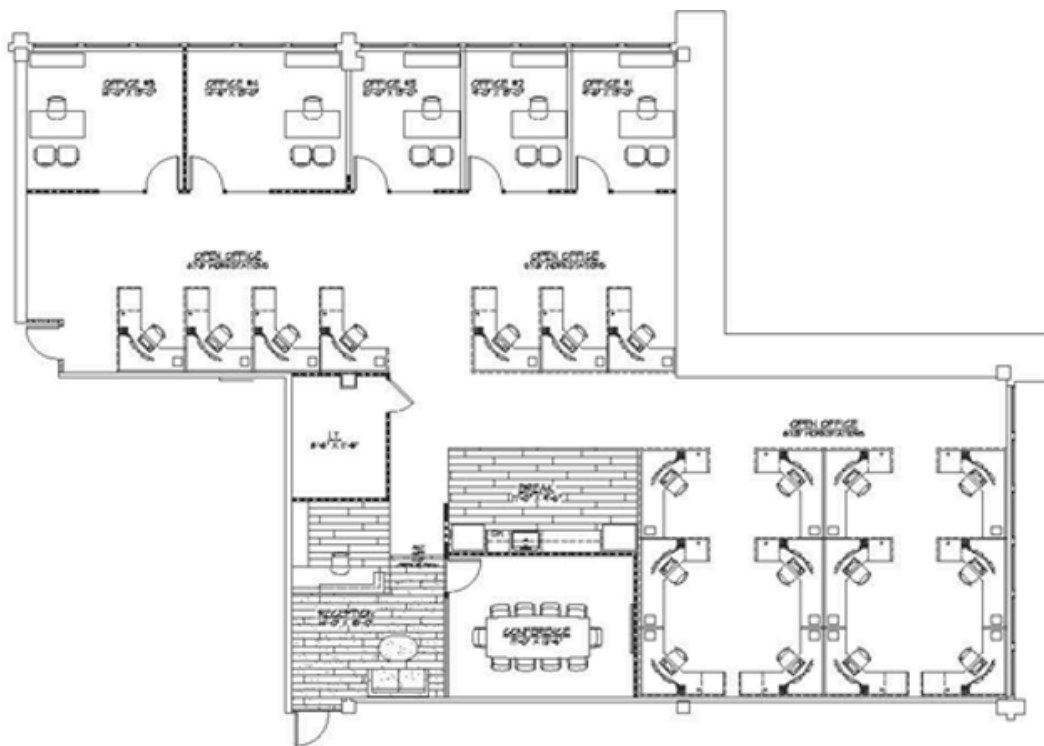






DENVER WEST - 51  
SUITE - 245

Suite 245 - 4,478 RSF



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