

LOS VERDES BUSINESS PARK

2045 S Valentia St, Denver, CO 80231

UP TO \$8,000 CASH MOVE-IN BONUS

Terms and Conditions Apply

Industrial Sublease Opportunity

High-Demand Flexible Warehouse Units

MONTHLY RENTS STARTING AT

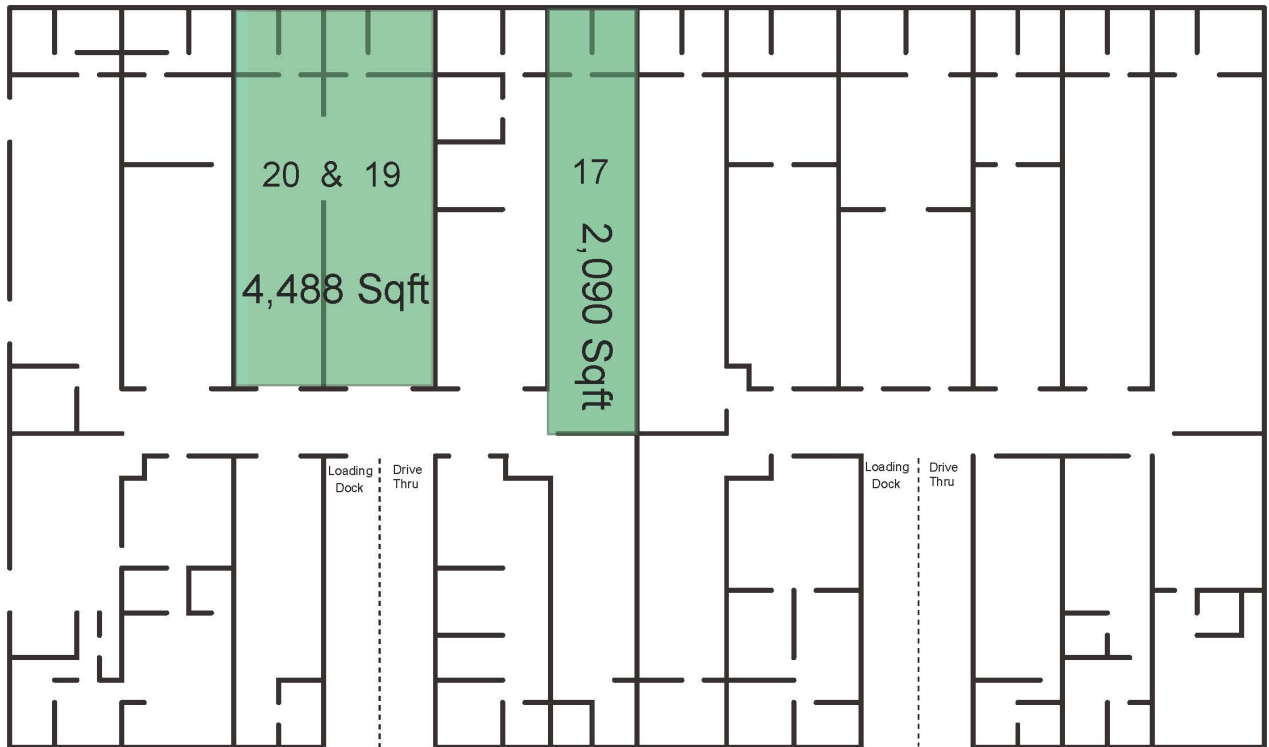
\$2,018.00

AVAILABLE UNITS & MONTHLY RENT

Unit 17 (2,090 SF)	\$2,258.00 / Month
Units 19 & 20 (4,488 SF)	\$4,847.00 / Month
Units 17, 19 & 20 (6,578 SF)	\$7,100.00 / Month
CAM Fee	Included
Total Square Footage	6,578 RSF (Approx.)

PROPERTY HIGHLIGHTS

- **Logistics:** Common area dock-high and drive-in doors.
- **Parking:** Ample off-street parking included.
- **Strategic Location:** Immediate access to I-25 and I-225.
- **Move-In Ready:** Ideal for well-qualified business users.
- **Term:** Sublease through February 28, 2028. Negotiable



EDWARD WOO

World Crown Real Estate

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