



FOR SUBLICENSE

710 S Ash Street, Building C

Denver, CO 80246

**Quoted Sublease Rate:
\$10.00/SF FSG**



Overview

Large Plug and Play Sublease Available Immediately
Term through 4/30/2026



Property highlights

- 91,275 RSF (entire first floor available and partial 2nd floor)
- **Quoted Sublease Rate: \$10.00/SF FSG**
- Divisible to approximately 17,000 RSF
- Extended term available with direct Landlord.
- Furniture: Available and included
- Bike storage is on site and available
- Abundant parking: Up to 4.00 / 1,000 SF, free surface parking – rare given central location
- Backup generator is on site, available, and wired to the computer rooms in Building C
- Located in the Glendale / Colorado Blvd corridor. This location allows for quick and convenient access to the entire Denver Metro area including DTC, Cherry Creek and Downtown and a walk score of 90.

For More Information, Please Contact:

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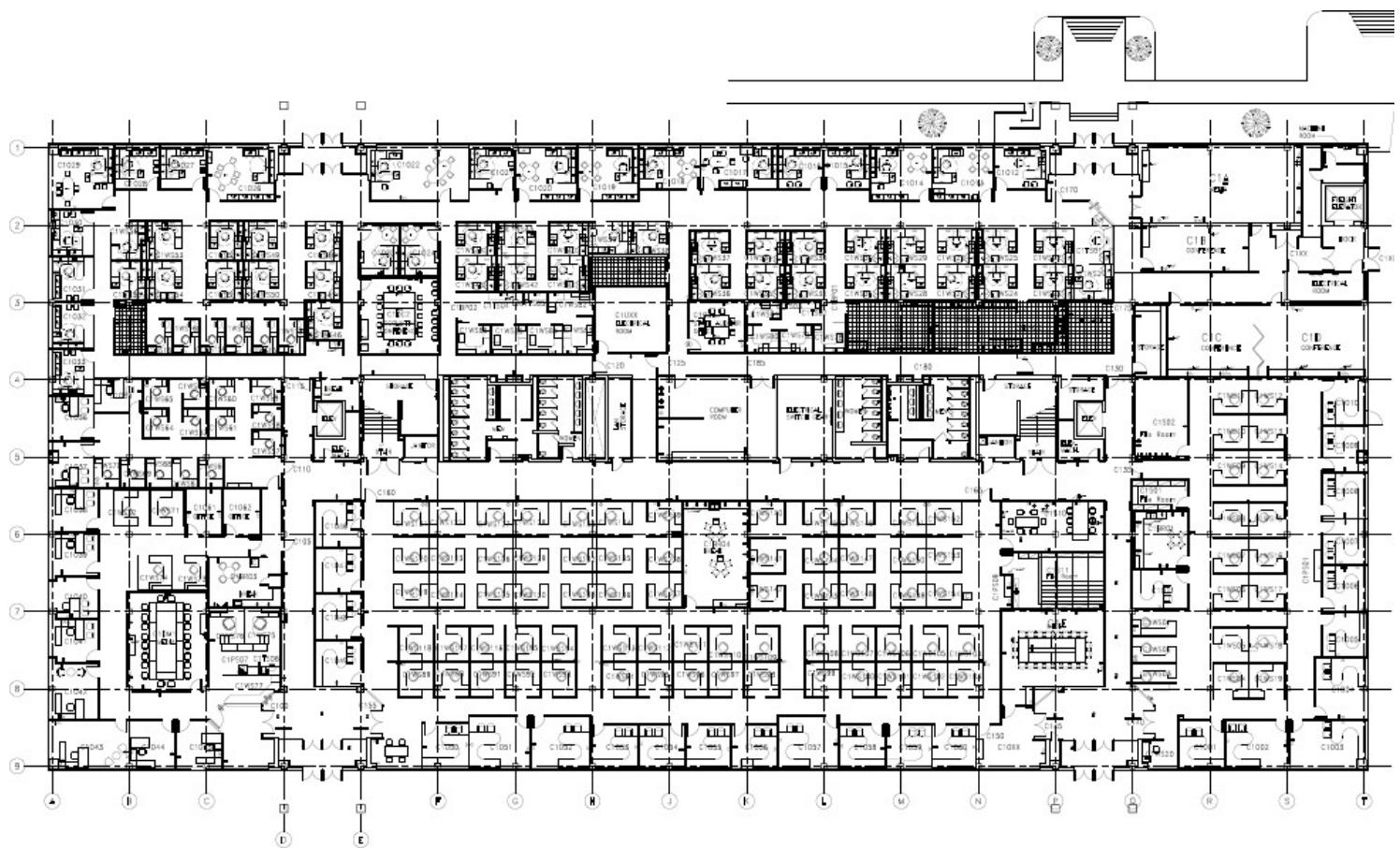


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1st Floor – As Built Furniture Plan:

- ~53,780 RSF
- Offices: 60
- Workstations: 163
- Total: 223 (estimated)

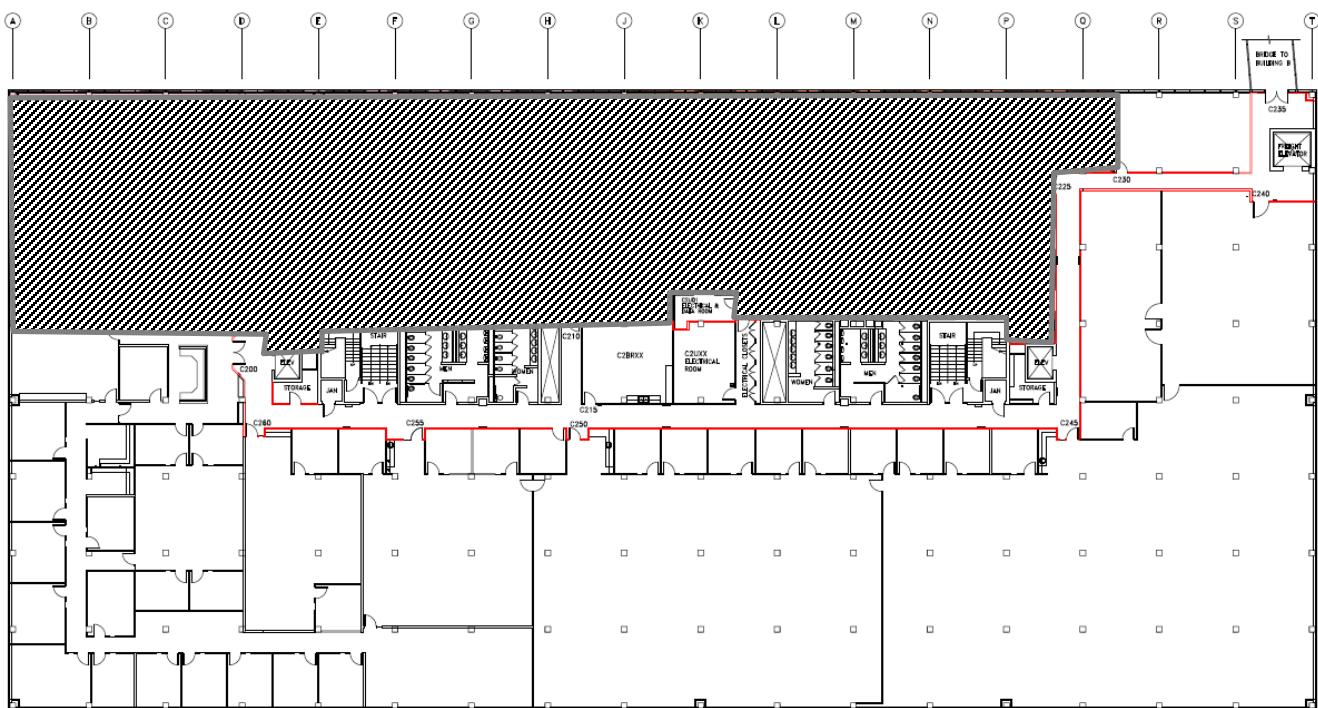


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2nd Floor – As Built Furniture Plan:

- ~ 37,495 RSF



**Portion of floor is in “whitebox” condition



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15
minute drive to
downtown Denver

12
minute drive to
Denver Tech Center

34
minute drive to DIA

Restaurants

1. Panera Bread
Native Foods
Garbanzo
Cafe Rio
2. Chili's Grill
Dairy Queen
3. Las Delicias Glendale
4. Noodle Express
5. Crave Mediterranean Grill
Modern Market Eatery
6. Einstein Bros Bagels
7. Tea Street
Smashburger
Qdoba
8. Raising Cane's
9. McDonald's
10. Good Times
Thai Pot Cafe
Ajinoya Ramen
Viale Pizza & Kitchen
11. Taco Bell
12. Starbucks



Hotels

1. Hyatt Place
2. Courtyard by Marriott
3. Fairfield Inn & Suites by Marriott



Retail & Entertainment

1. Home Depot
2. Staples
3. King Soopers
Mike's Camera
Colorado Liquor Mart
4. FedEx



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