



CUSHMAN &
WAKEFIELD



47,953 RSF FOR SUBLEASE

101 WEST COLFAX AVENUE
SUITE 500
DENVER, COLORADO 80202

**SPECTACULAR SUBLEASE
IMMEDIATELY AVAILABLE
FULLY FURNISHED**

**SUBLEASE RATE
\$19/SF GROSS**

PROPERTY DETAILS

Spectacular sublease available immediately that is fully furnished and perfectly laid out for social distancing. Great mountain views as well as vistas overlooking Civic Center Park and the State Capitol. 2 Sizeable outdoor balconies, 143 8x8 workstations that are 6 ft tall, 10 ft. high ceilings throughout, 28 fully furnished offices, 7 fully furnished conference rooms of various sizes that accommodate from 4 people to 30 people, outstanding kitchen area that is completely furnished with an outdoor balcony. Excellent credit sublessor.

**TERM
THROUGH
3/31/23**





PROPERTY INFORMATION

Available	Suite 500: 47,953 RSF
Building Size	320,463 SF
Class	A
Year Built	2006
Stories	11
Parking	12 Spaces
Building Amenities	<ul style="list-style-type: none">• Lunch room• Yoga room• Fitness center• Private balconies• 231 Seat auditorium

AREA AMENITIES

Denver International Airport	29 Minute drive time 26.9 Miles
Transit / Light Rail	16th and California (D, F, H lines) 5 Minute walk Convention Center-Performing Arts 7 Minute walk Civic Center Bus Station & 16th Street Mall Shuttle / 1 Minute walk
Energy Efficiency	This building was awarded the Energy Star rating in 2007-2011 for operating efficiency

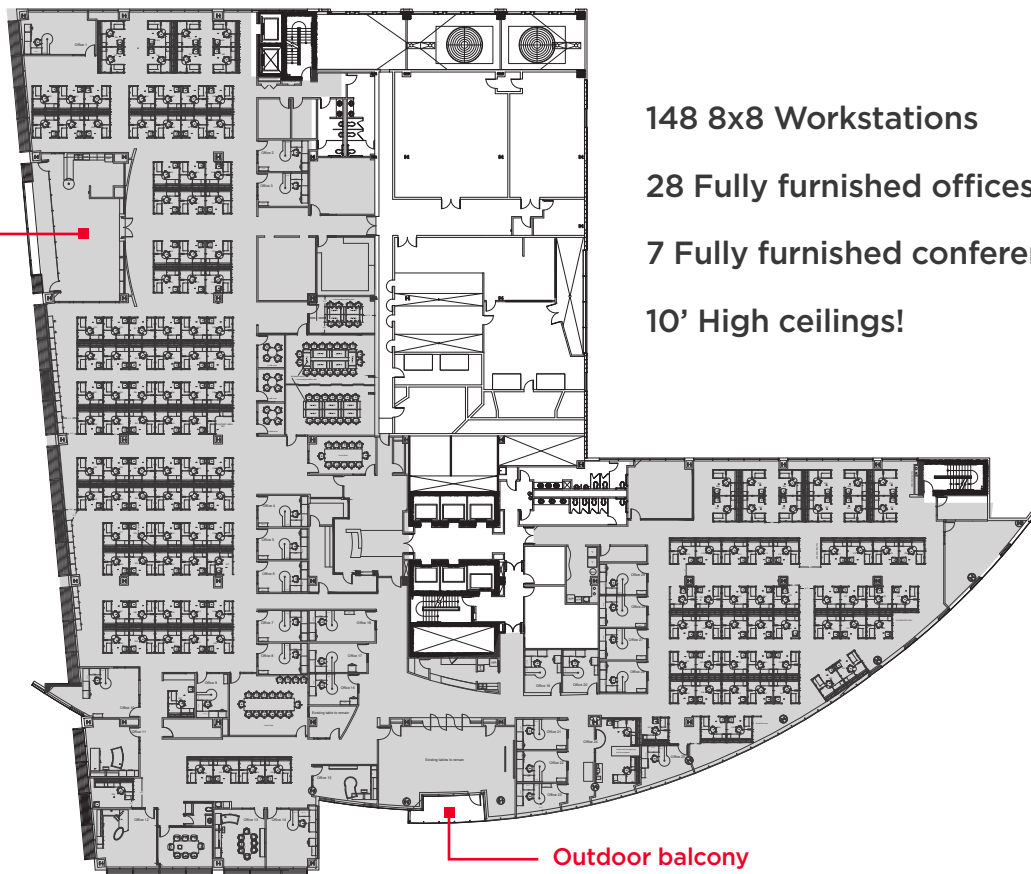


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SUITE 500 - 47,953 RSF

Outdoor balcony



148 8x8 Workstations

28 Fully furnished offices

7 Fully furnished conference rooms

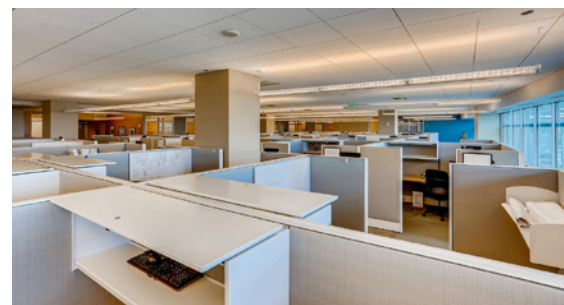
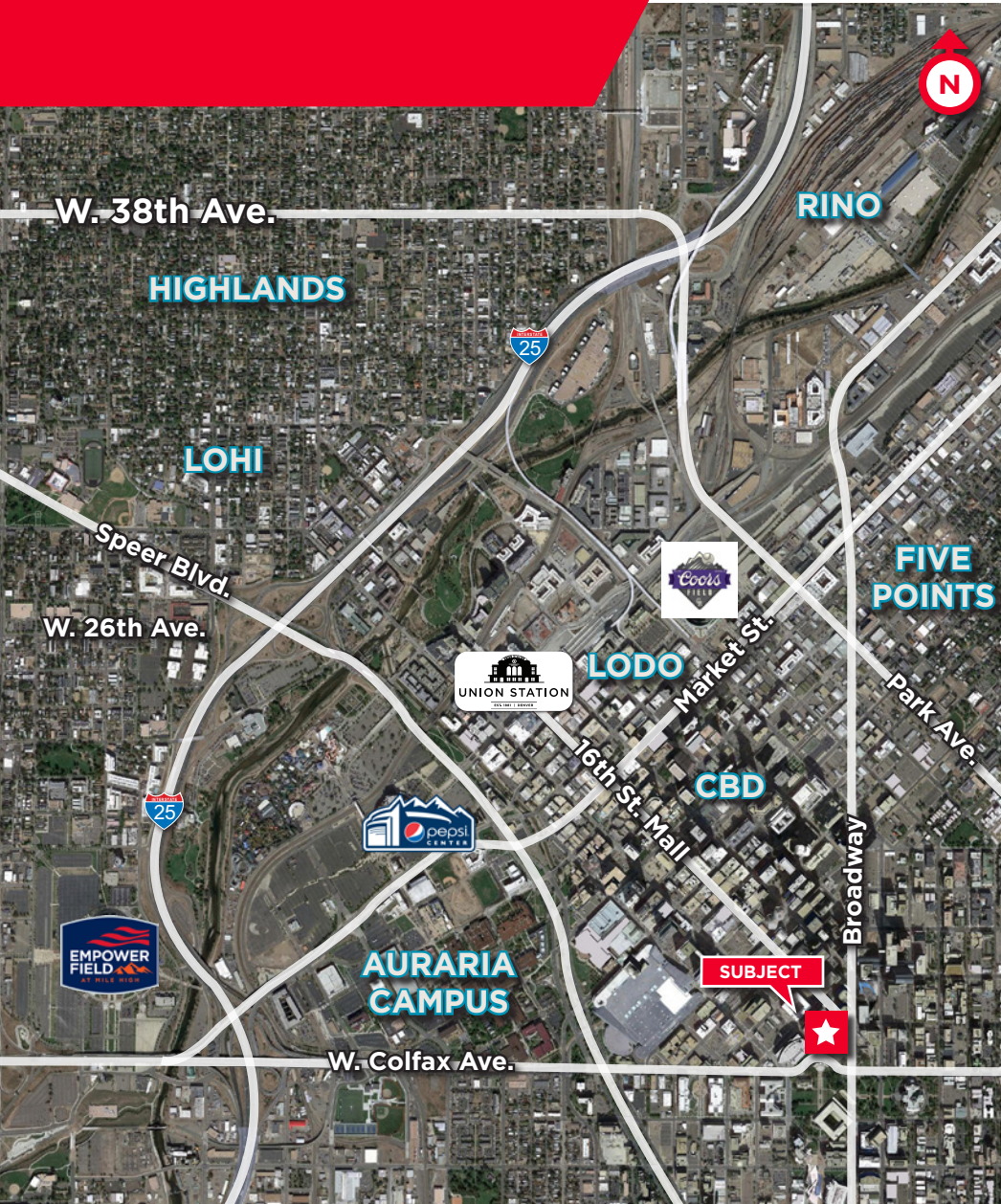
10' High ceilings!

Outdoor balcony



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