



# 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**



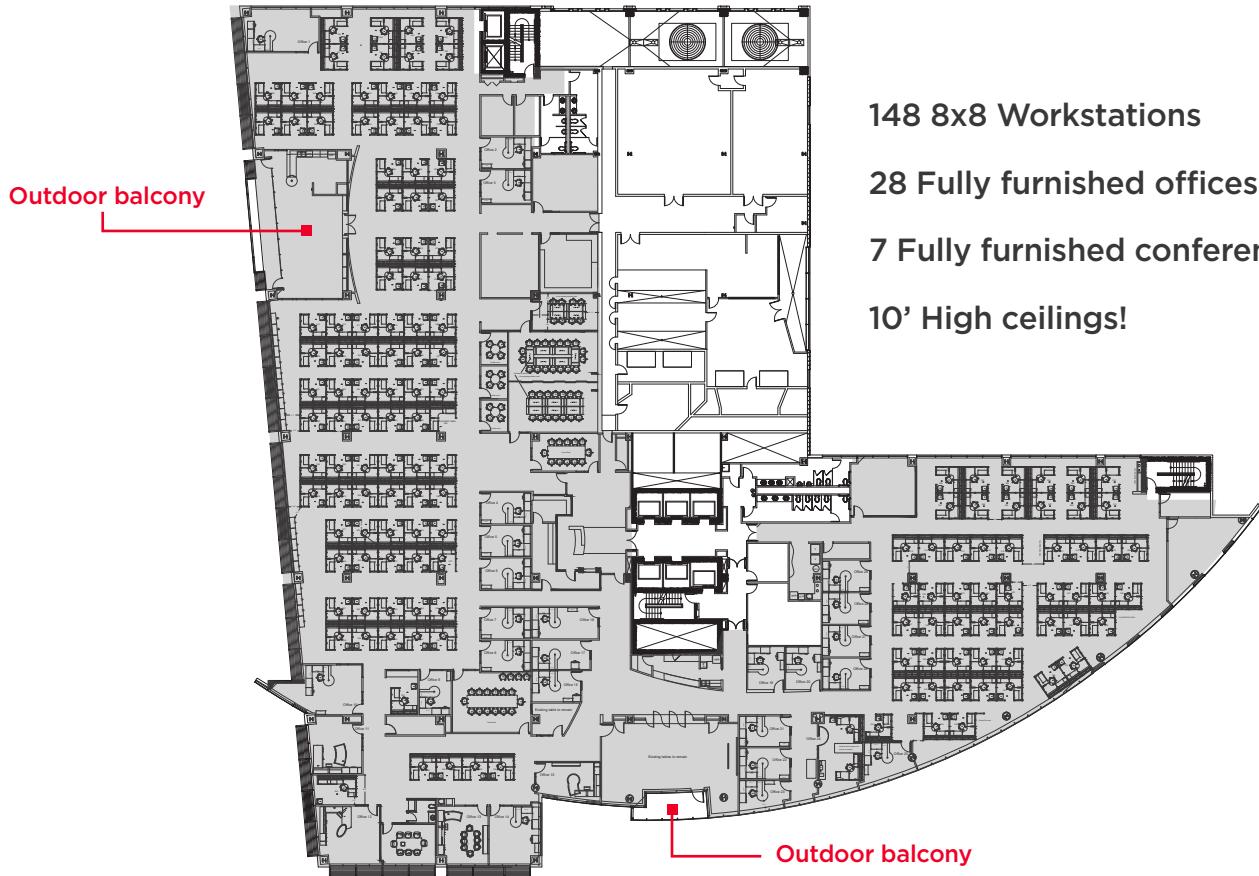


## PROPERTY INFORMATION

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

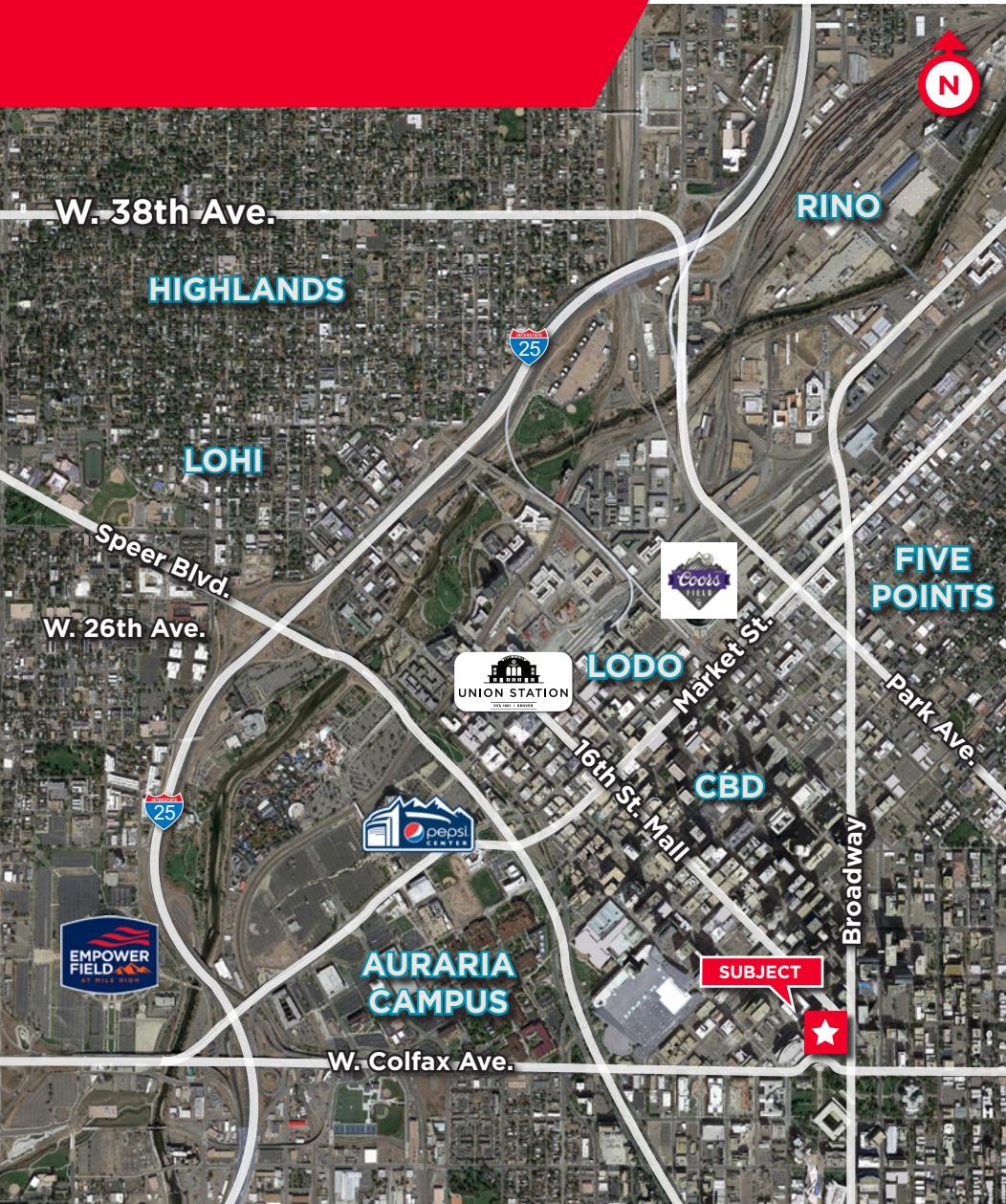
## AREA AMENITIES

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

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For more information, please contact:

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