

UP TO 38,570 SF AVAILABLE FOR SUBLEASE

6400 BROADWAY, UNITS 6-11







## **BUILDING FEATURES**

Available SF:	Units 6 & 7: ±12,576 SF
	Units 8 & 9: ±13,287 SF
	Units 10 & 11: ±12,707 SF
	Total Combined: ±38,570 SF
Loading:	Units 6 & 7: 3 Dock-highs & 1 Drive in
	Units 8 & 9: 3 Dock-highs & 2 Drive ins
	Units 10 & 11: 3 Dock-highs & 2 Drive ins
	Total: 9 Dock-highs & 5 Drive-ins
Asking Rate:	Contact Broker for Pricing
Opex:	\$6.63/SF (est. 2025)
City/County:	Denver/Unincoporated Adams County
Sublease Term:	Expires 3/31/27
Zoning:	I-3
Parking:	Ample
Year Built:	1984
Clear Height:	24'
Sprinkler:	Wet



## **INTERIOR PHOTOS**







## FOR MORE INFORMATION, PLEASE CONTACT:

AARON VALDEZ, SIOR Executive Director +1 303 819 7333 aaron.valdez@cushwake.com TYLER SMITH, SIOR, CCIM Executive Director +1 303 312 4296 t.smith@cushwake.com ALEC RHODES, SIOR Executive Director +1 303 312 4282 alec.rhodes@cushwake.com 1401 Lawrence Street Denver, CO 80202 +1 303 292 3700 cushmanwakefield.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.