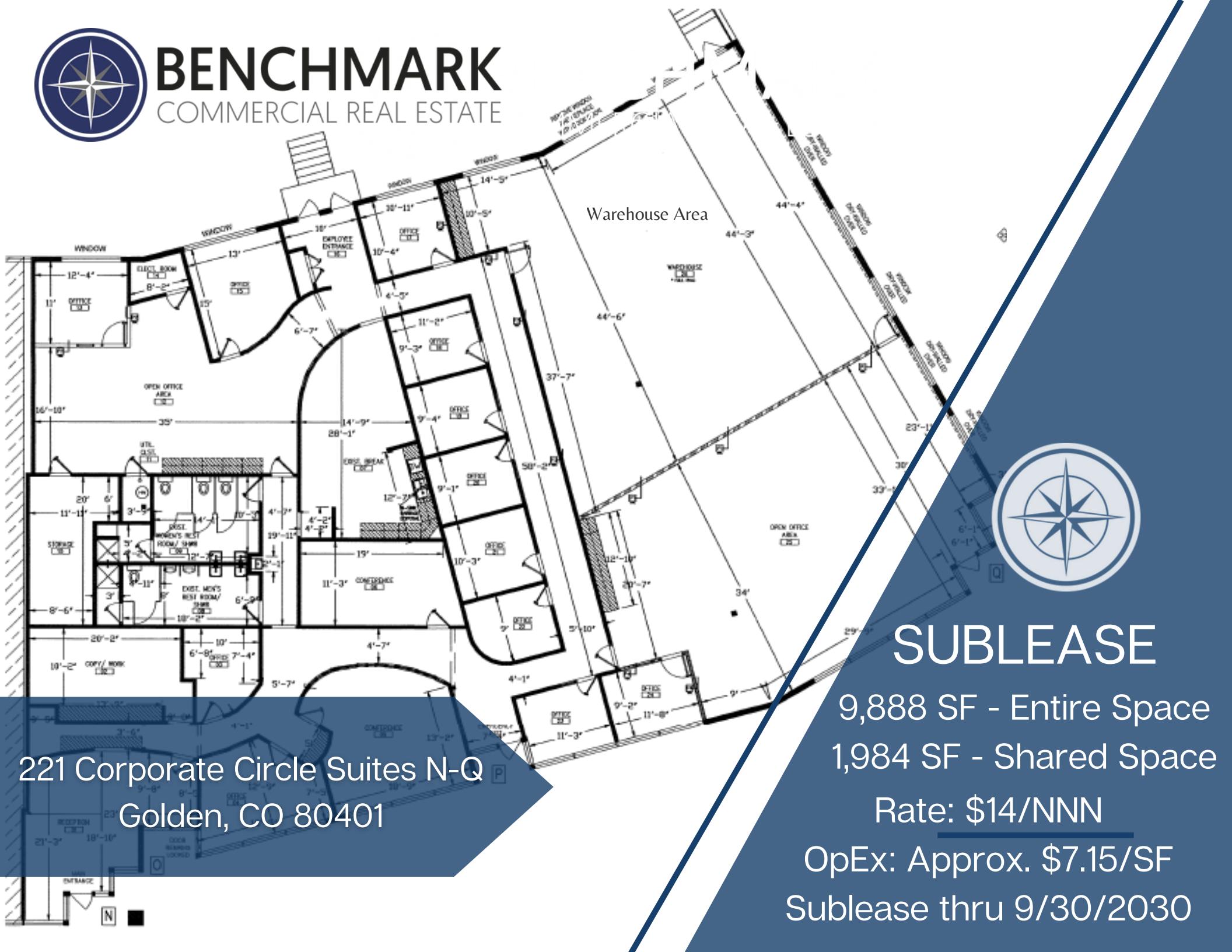




BENCHMARK
COMMERCIAL REAL ESTATE



221 Corporate Circle Suites N-Q
Golden, CO 80401

SUBLEASE

9,888 SF - Entire Space

1,984 SF - Shared Space

Rate: \$14/NNN

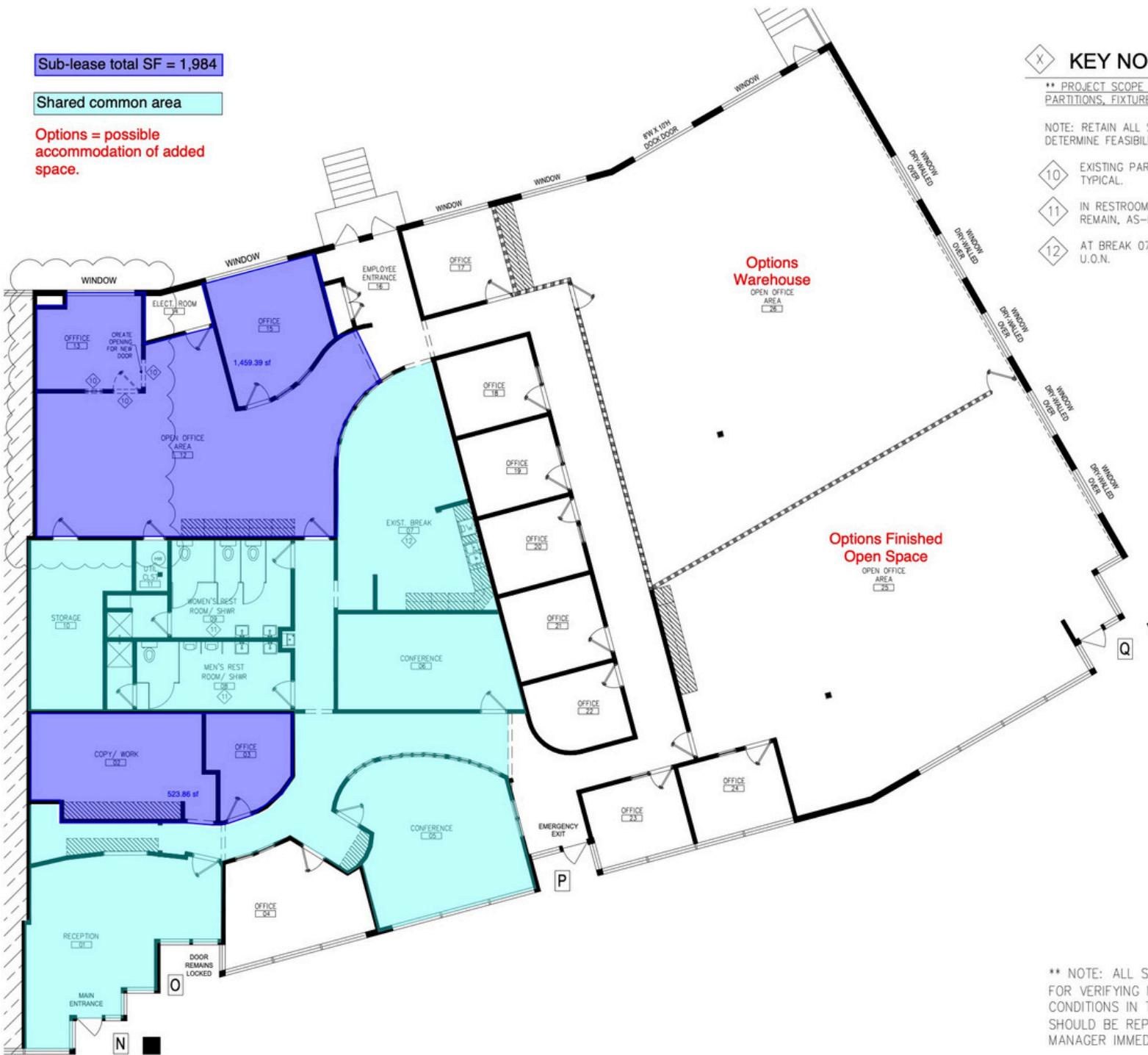
OpEx: Approx. \$7.15/SF

Sublease thru 9/30/2030

Sub-lease total SF = 1,984

Shared common area

Options = possible accommodation of added space.



KEY NOTES

** PROJECT SCOPE IS LIMITED TO THE CLOUDED AREA, THROUGHOUT SUITES N-Q, ALL PARTITIONS, FIXTURES, FINISHES & FLOORING TO REMAIN AS-IS, U.O.N. **

NOTE: RETAIN ALL SALVAGED DOOR(S) FOR RE-USE. PROJECT MANAGER TO DETERMINE FEASIBILITY OF RE-USE.

10 EXISTING PARTITION, GLAZING, AND/OR DOOR ASSEMBLY TO BE REMOVED, TYPICAL.

11 IN RESTROOMS 08 & 09, EXISTING FIXTURES, FINISHES AND FLOORING TO REMAIN, AS-IS, U.O.N.

12 AT BREAK 07, EXISTING FIXTURES, FINISHES AND FLOORING TO REMAIN, AS-IS, U.O.N.

** NOTE: ALL SUBCONTRACTORS RESPONSIBLE FOR VERIFYING MEASUREMENTS/ EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHOULD BE REPORTED TO OWNERSHIP/PROJECT MANAGER IMMEDIATELY. **

Sublease - 221 Corporate Circle

- Warehouse: Approximately 2,800 SF
- Clear height: 16'
- Power: TBD by Subtenant
- Loading: 1 dock hi (could convert windows to 2 additional)
- Office heavy creative space with approximately 75% office, 25% warehouse.
- 12 offices, large kitchen, storage, reception, conference room and large training room/open office.



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