Office for sublease







Located in Church Ranch Business Center

- Turn-key; plug-n-play
- Fiber-optic capable
- Adjacent from Church Ranch Kindercare
- Easy access to I-25, I-70, US-36 and the Northwest Parkway, a direct link to Denver International Airport via E-470
- Conveniently located near The Shops at Walnut Creek and Westminster Promenade, offering a variety of quick-service dining and entertainment options in an outdoor pedestrian mall setting

Get more information

Dawn McCombs Principal, Industrial Services +1 720 508 8110 dawn.mccombs@avisonyoung.com

Size	7,741 sf
Space	Suite 210
Lease rate	Negotiable
NNN	\$9.41/sf
Security deposit	\$15,095
Term	Thru 4/30/2026
Co-broker fee	\$1.25/sf/yr
Furniture	Included
Parking	28 unassigned spaces 3 reserved spaces

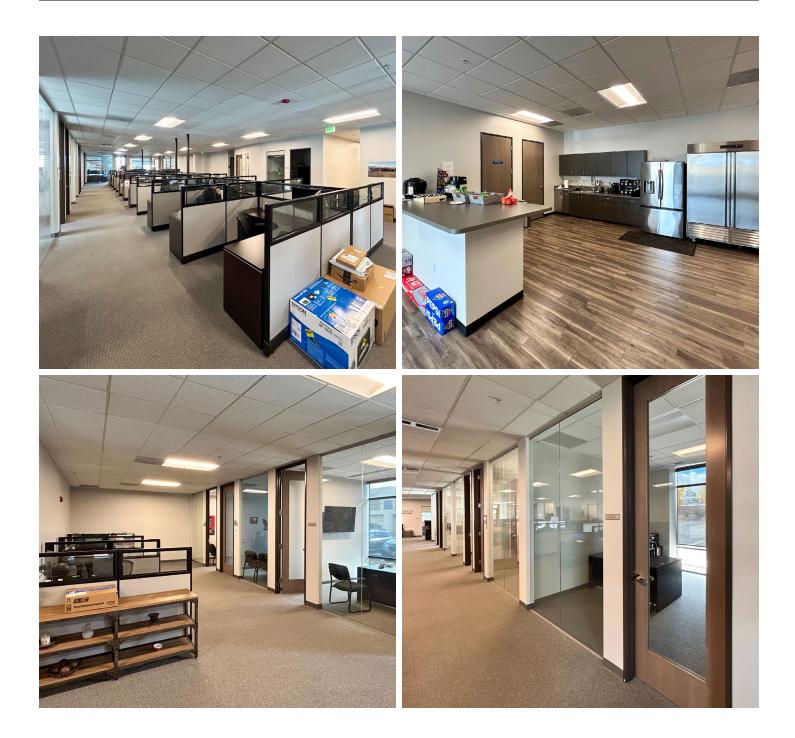
<u>Ryan Almaleh</u>

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Office for sublease

7401 Church Ranch Blvd, Suite 210 Westminster, CO 80021



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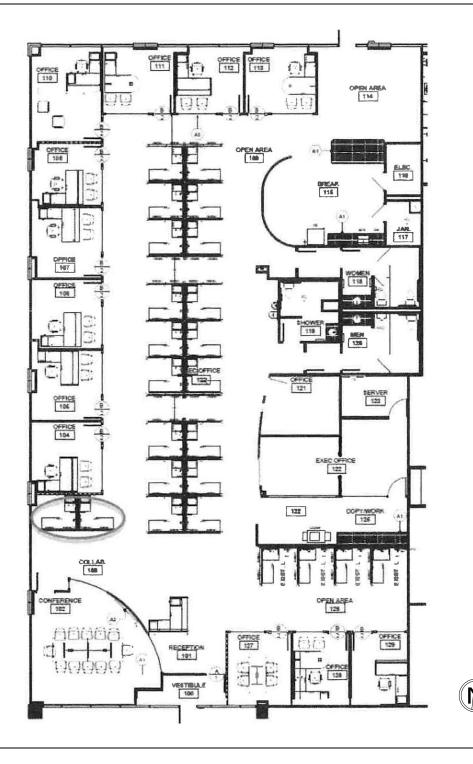
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Suite 210 7,741 sf

Space configuration includes:

- (24) workstations
- (12) offices on glass
- (2) executive offices
- Restrooms and shower stall
- Reception area
- Large conference room
- Breakroom
- Copyroom
- End unit with windows on three sides
- Full height office glass and doors
- Wrap around parking with multiple entrances



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