

OFFICE SUBLEASE

4400 KITTREDGE ST

4400 KITTREDGE ST, DENVER, CO 80239



SUBLEASE OVERVIEW



Sublease Term:
04/30/2027



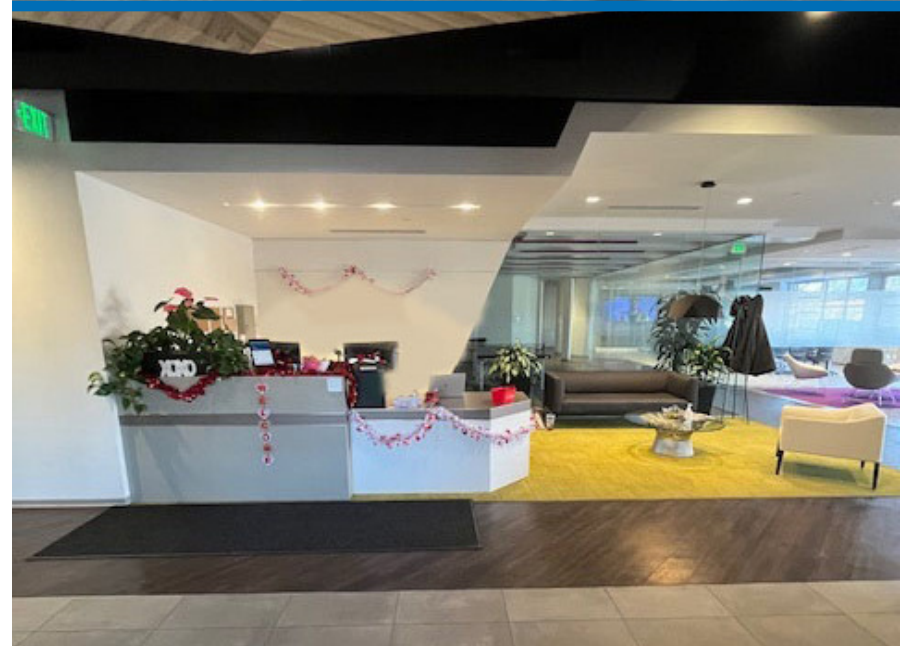
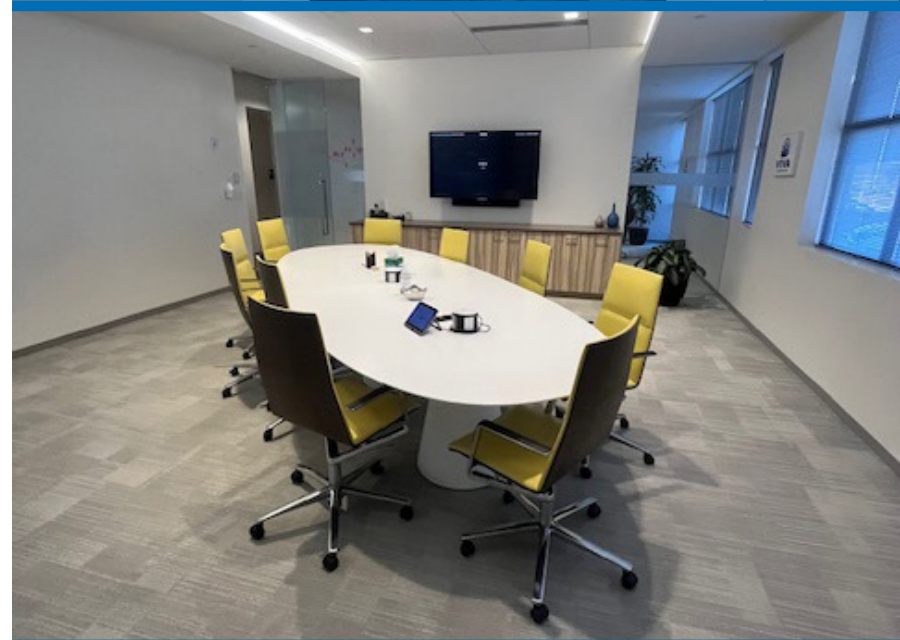
Size:
Suite 50 - 26,527 SF



Rent:
\$22.50 FSG



Possession:
September 1st, 2025



SUBLEASE HIGHLIGHTS

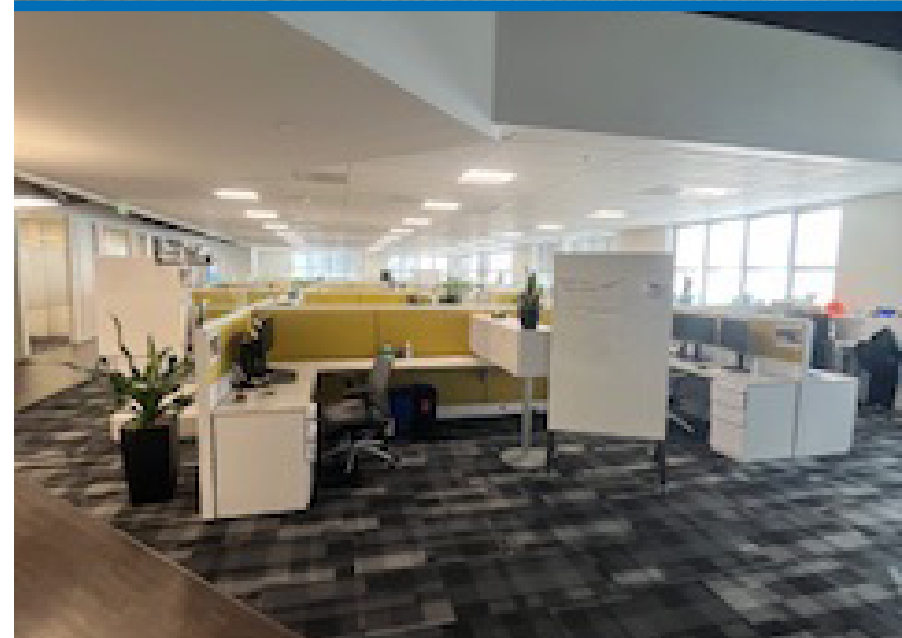


5 conference rooms ranging from 8 people to 22 people

20 private offices

160+ Cubes

Large Breakroom



PROPERTY HIGHLIGHTS



Direct access to I-70 and Pena Blvd

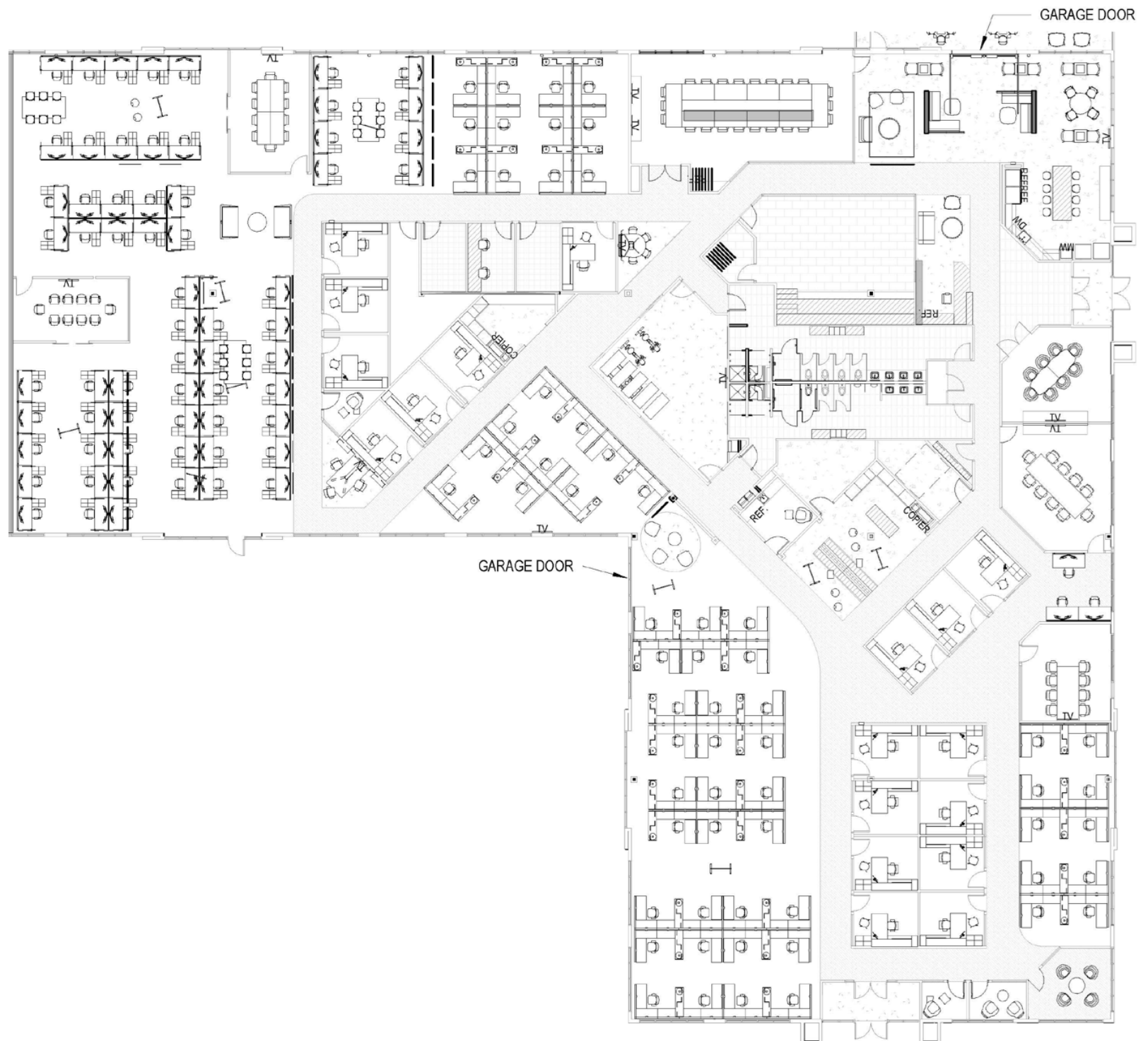
Close proximity to Gateway Park Rail Station with access to DIA and Union Station via the A Line

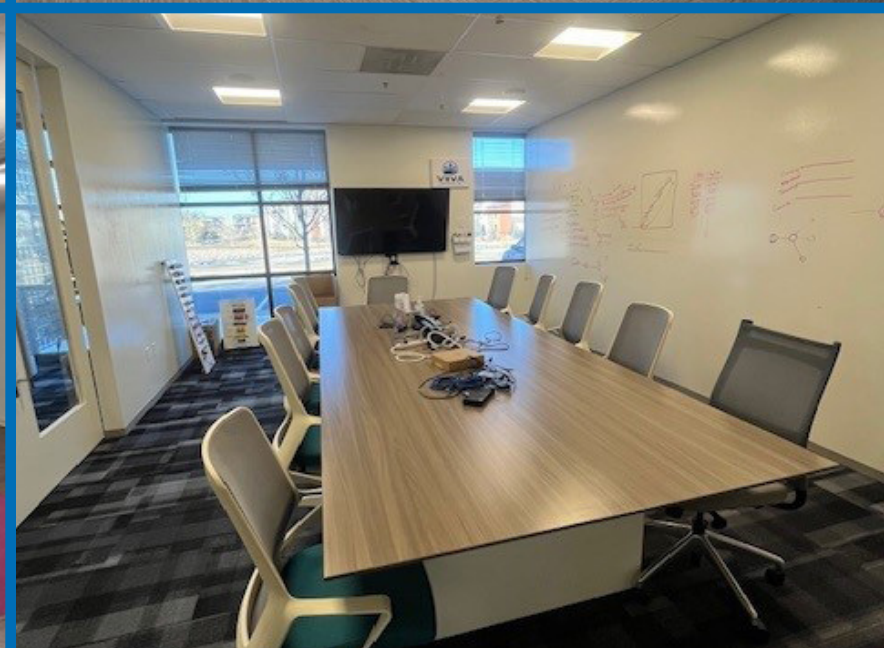
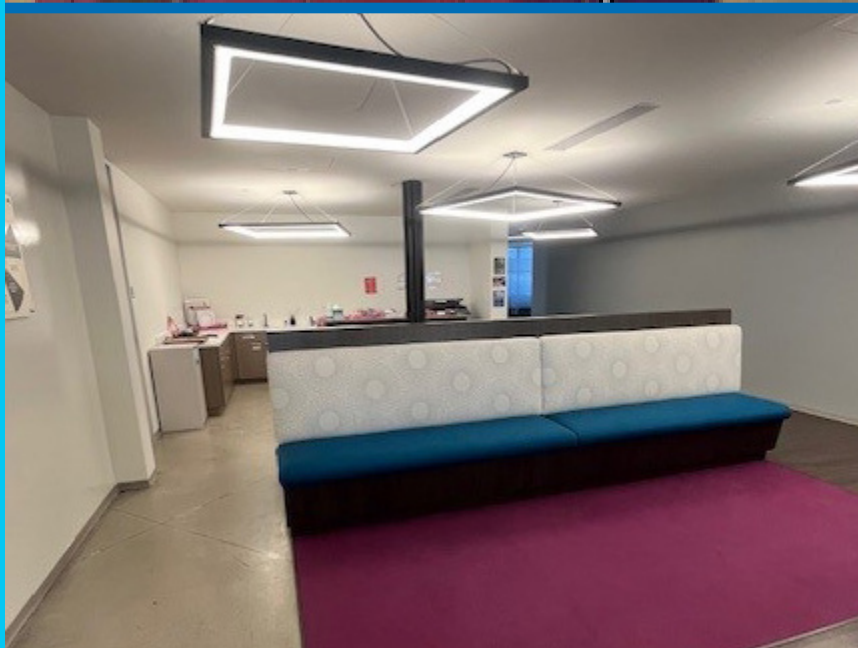
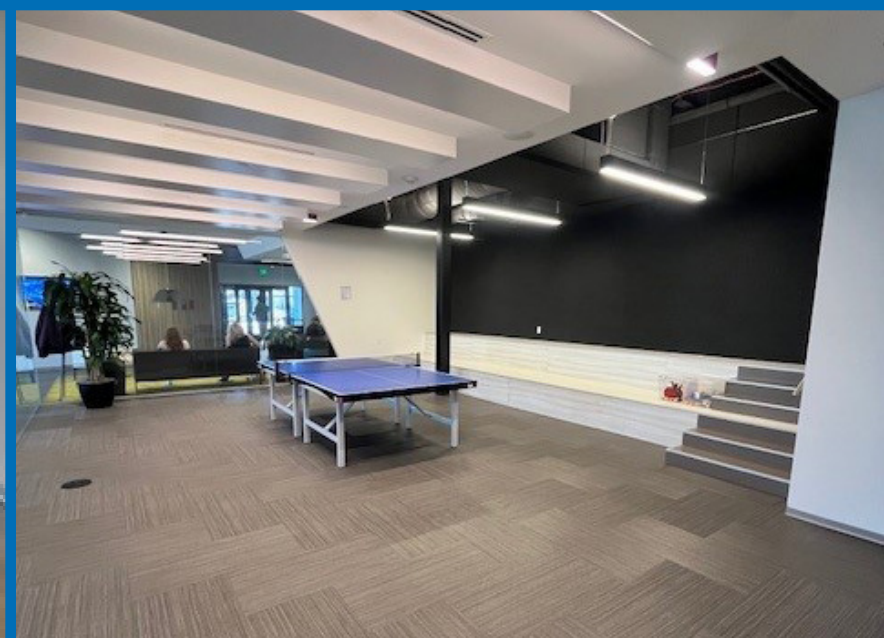
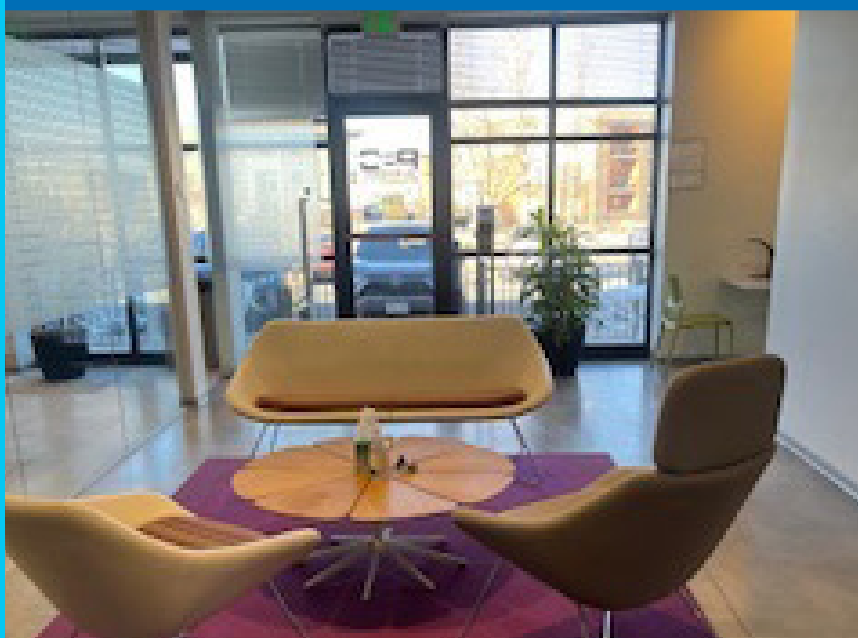
Parking Ratio: 6.2: 1,000SFt



FLOORPLAN

Suite 50 | 21,909 SF





FOR MORE INFORMATION

Jack Ellis

303 • 952 • 5590

jack.ellis@transwestern.com

Cheryl Casserly

720 • 372 • 4057

cheryl.casserly@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

