

FOR SUBLEASE

4725 Forest Street, Unit B
Denver, Colorado

REALSPACE

COMMERCIAL REAL ESTATE

- **Available:** 22,092 SF
- **Office Space:** 1,785 SF
- **Clear Height:** 26' - 28'
- **Loading:** 3 Dock High
(1 oversized)
- **Year Built:** 1965
- **Sprinkler Syst.:** ESFR
- **Zoning:** I-B, UO-2
- **Term:** Flexible 3/5/7 years
- **Rate:** \$6.95/SF NNN
- **Operating Exp.:** \$3.95/SF
(estimated for 2024)
- **Features:** Newly updated office
Denver Enterprise Zone



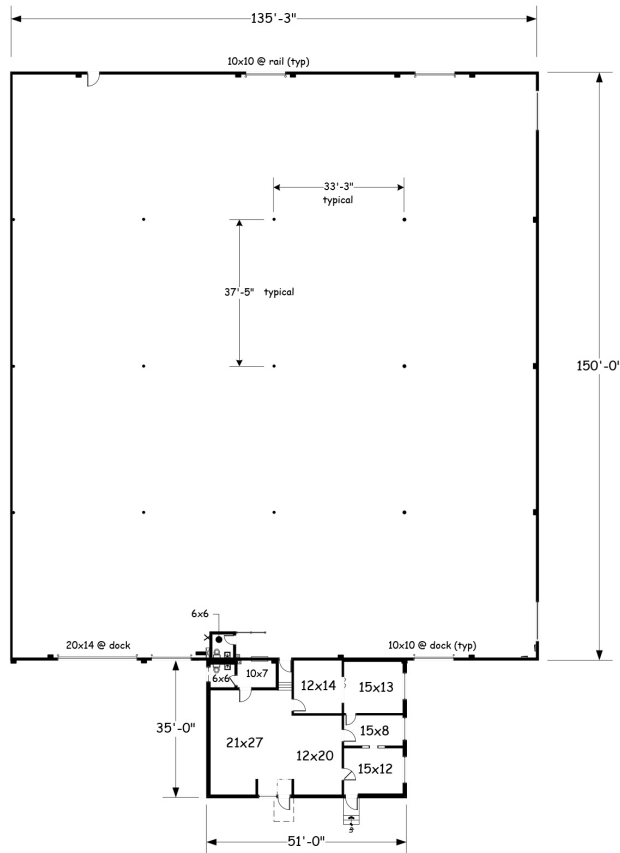
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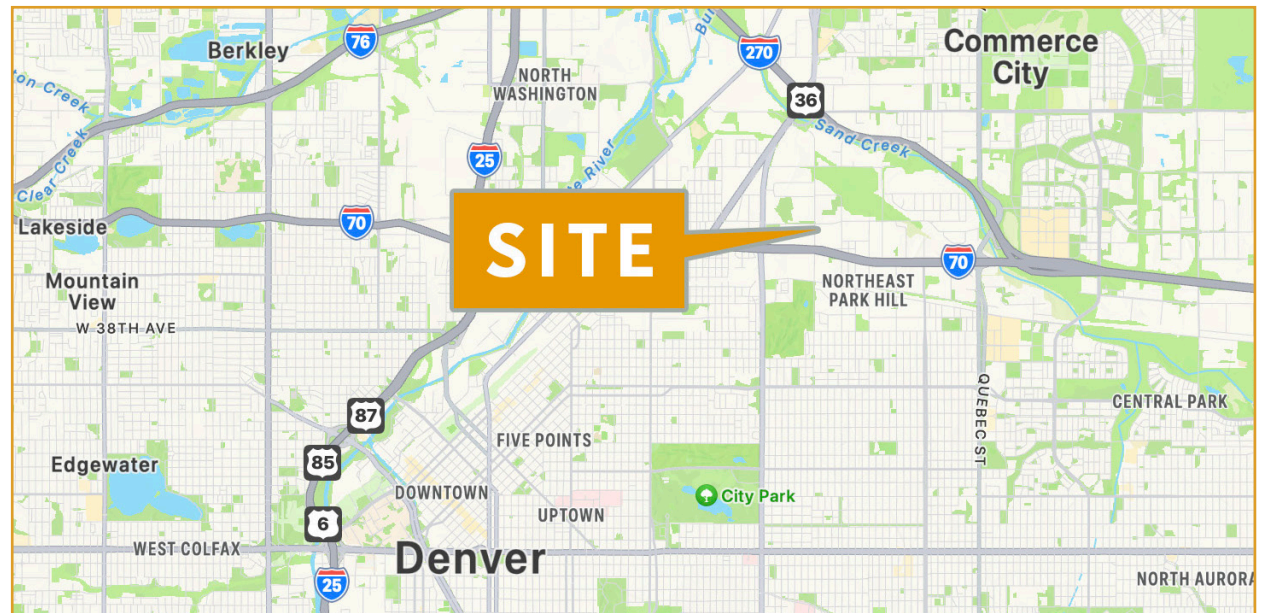
FLOOR PLAN



OFFICE SPACE
Newly Remodeled



WAREHOUSE AREA



LOCATION

CONTACT

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