

# FOR SUBLEASE

6547 S. RACINE CIRCLE, UNITS 1700 & 188, CENTENNIAL, CO 80111

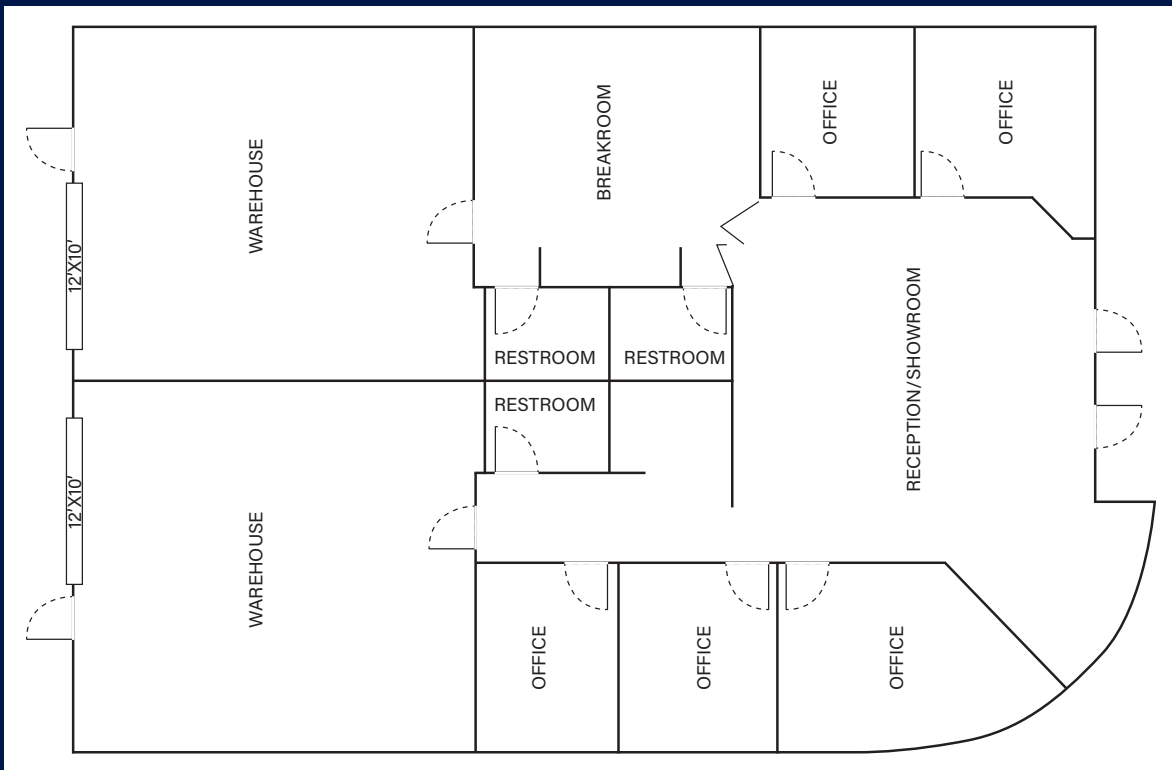


## 3,802 SF SHOWROOM/OFFICE/WAREHOUSE \$13.79/SF + NNN

- End-Cap Showroom/Office/Warehouse for Sublease
- Term through August 31, 2027
- Approximately 50% Office
- Two 12'x10' Drive-In Doors
- Ample Showroom Space

Total Building Size:	58,943 SF
Year Built:	1996
Zoning:	BP100 (Centennial)
Property Taxes (2024):	\$3.48/SF
CAM & Insurance (2024):	\$3.71/SF
Total NNN:	\$7.19/SF
Loading:	2 - 12'x10' Drive-In Doors
Total Site Size:	3.93 Acres
Clear Height:	18'





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