



SUBLEASE OPPORTUNITY

Available SF:	7,541 RSF
Building Size:	38,600 SF
Sublease Thru December 31, 2027	
Lease Rate:	\$17.00/SF Full Service
Lot Size:	1.84 Acres
Building Class:	B
Year Built:	1982

PROPERTY HIGHLIGHTS

- Suite 100 has a reception area, two conference rooms, a breakroom, and 15 private offices, 13 with exterior windows, plus open office areas with 29 existing cubicles.
- 2675 S. Abilene is located just northeast of the Denver Technological Center along I-225 with excellent access from I-225 and East Iliff Avenue
- RTD Light Rail Line H runs from downtown to I-25 and along I-225 to Florida Avenue
- RTD Light Rail Line R runs from Lincoln Avenue along I-25 and along I-225 to Peoria and connects to the A Line to Denver International Airport
- Both lines run adjacent to 2675 S. Abilene and stop at the Iliff Station which is within easy walking distance of the building

CONTACT:

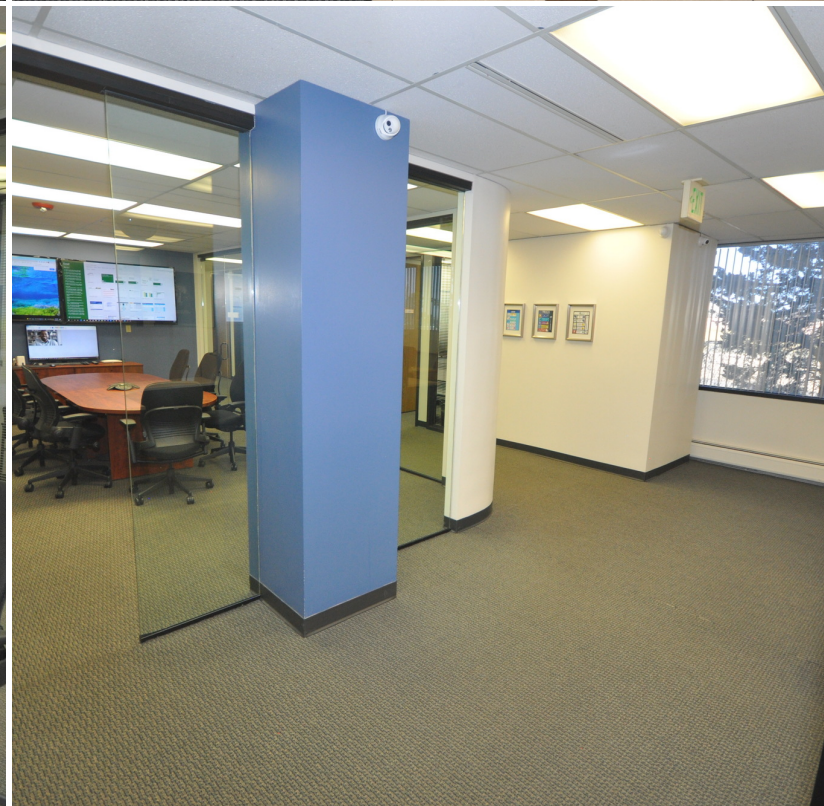
JERRY KEMPF

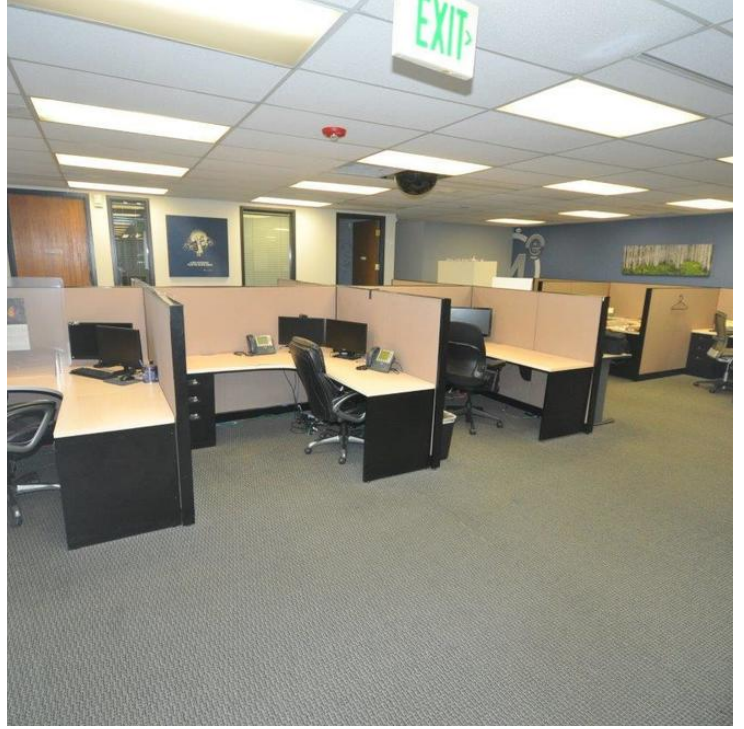
VICE PRESIDENT

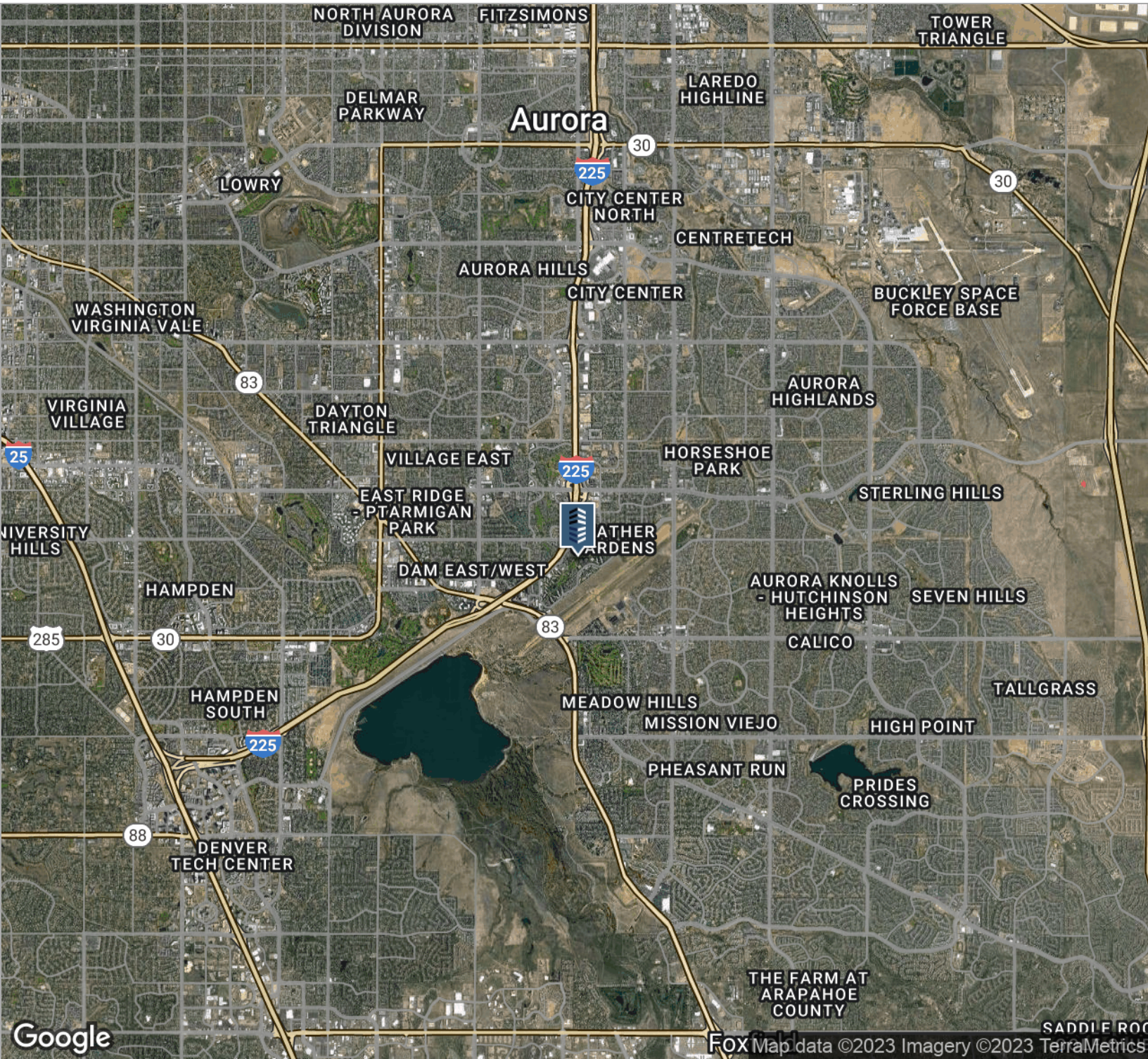
720.881.6345

jkempf@uniqueprop.com

UNIQUE PROPERTIES, INC.
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM







CONTACT:

JERRY KEMPF
 VICE PRESIDENT
 720.881.6345
 jkempf@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.