

5855 E 45TH AVE SUITE A-132

DENVER, COLORADO 80216

RATE: CONTACT BROKER

IMMEDIATE OCCUPANCY THROUGH 3/31/2025

PROPERTY DETAILS

A unique sublease opportunity conveniently located between downtown Denver and Denver International Airport (DEN). 5855 East 45th Avenue has visibility from I-70, and minutes from Northfield Stapleton. Suite A-132 is 4,282 square feet of flex space including 4 offices, conference room, reception area, restrooms, kitchen/break area and a 2,000+ square foot warehouse/manufacturing space with two drive-in doors at grade level.



SUITE FEATURES

- 4 Office areas
- Conference room
- Kitchen/break room area

585

- Reception area
- Warehouse/manufacturing
- 2 Drive-in doors
- Electrical panel

AREA HIGHLIGHTS

- Located in opportunity zone
- Proximity to I-70, the metro Denver submarket
- Proximity to RTD Light Rail

PROPERTY FEATURES

BUILDING 52,344 SF

SIZE 4,282 SF

LEASE TYPE NNN

AVAILABLE Immediately

LOADING Two (2) 14' overhead drive-in doors at grade level

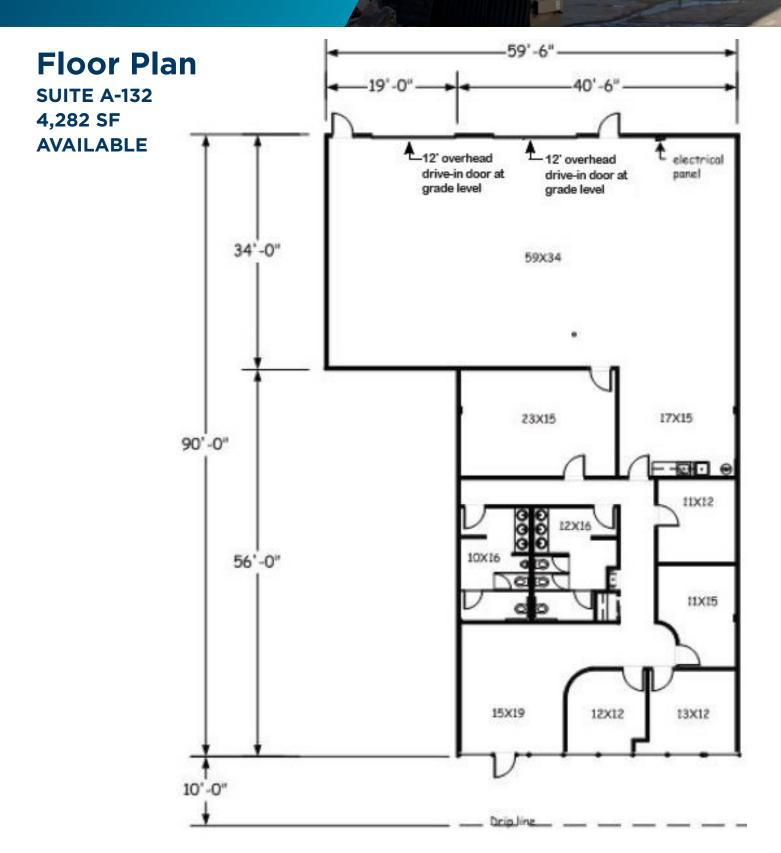
CLEAR HEIGHT 20'

PARKING .3 : 1,000 SF

CUSHMAN & WAKEFIELD

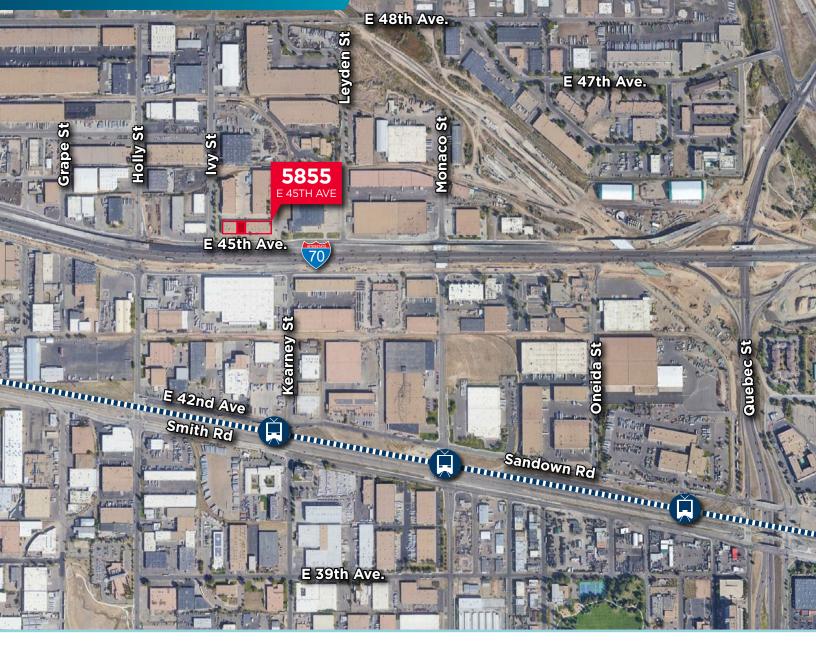
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GRADE LEVEL LOADING





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