



5855 E 45TH AVE

SUITE A-132

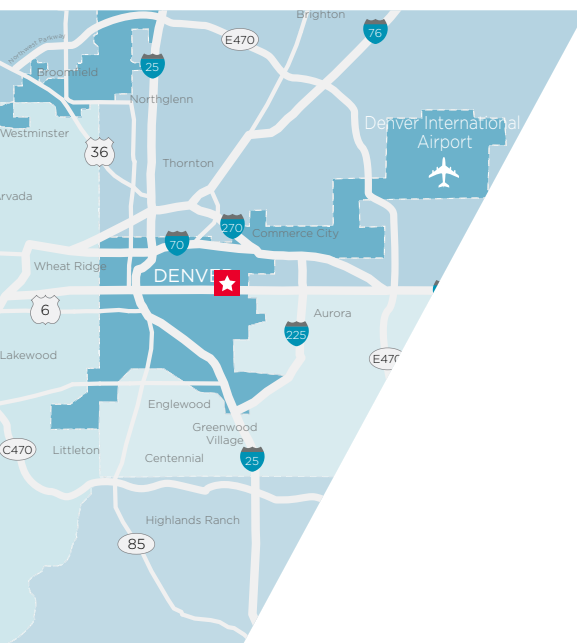
DENVER, COLORADO 80216

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
- 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

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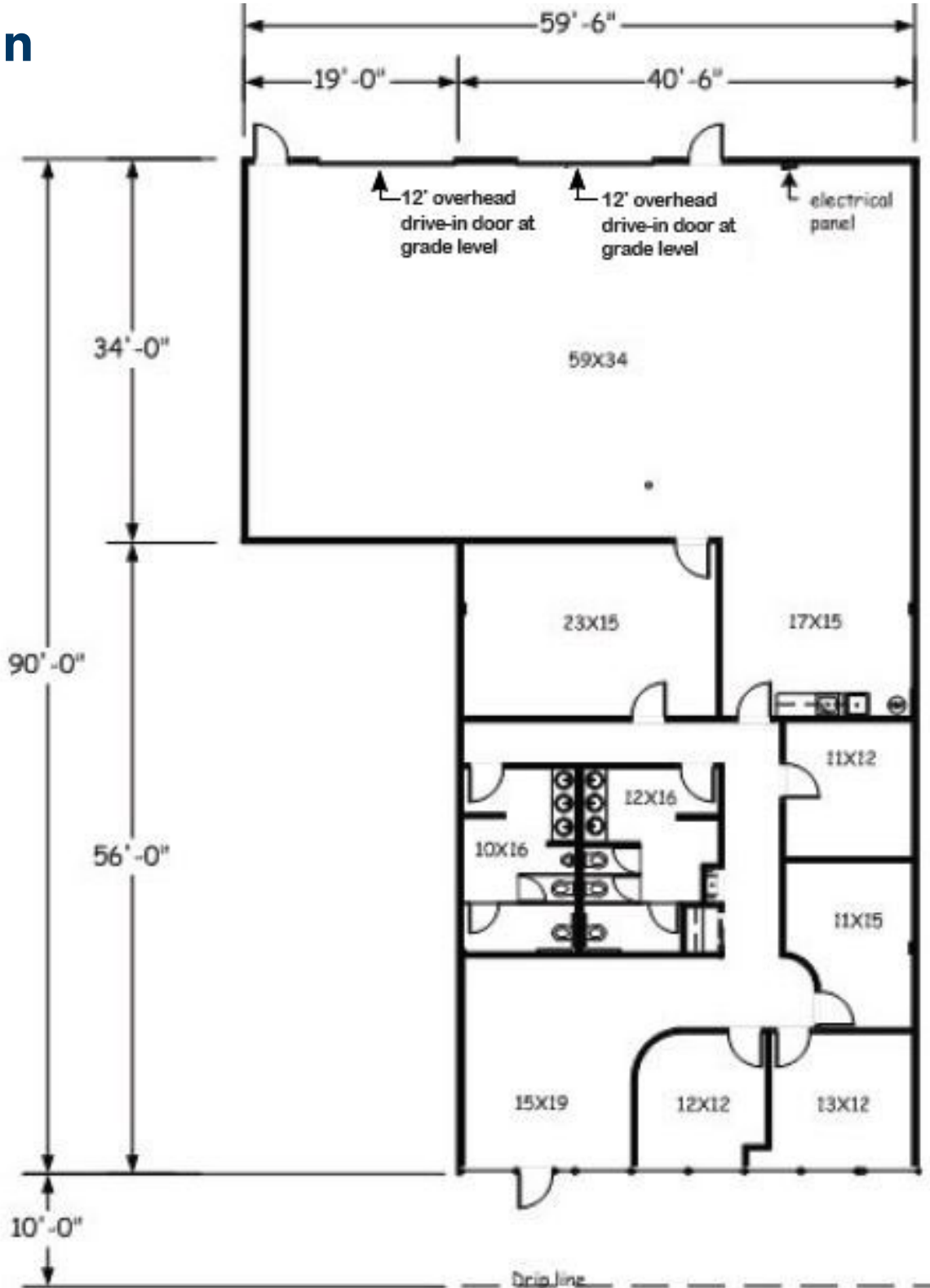
GRADE LEVEL LOADING

Floor Plan

SUITE A-132

4,282 SF

AVAILABLE





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For more information, please contact:

CARL MESKER
Senior Associate
+1 303 312 1900
carl.mesker@cushwake.com

JOHN REYNOLDS
Senior Director
+1 303 729 2334
john.reynolds@cushwake.com

JAMES WACHHOLZ
Managing Director
+1 303 729 2329
james.wachholz@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202
T +1 303 292 3700
F +1 303 534 8270
cushmanwakefield.com