

East Hampden Office Sublease

9725 E. Hampden Ave., Suite 300, Denver, CO 80231



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For Lease:

SPACE / BUILDING OVERVIEW

Space Available:	1,629± SF (Suite 300)
YOC:	1974
Type of Lease:	Sublease
Term:	Runs Thru 10/31/2027
Parking:	Abundant, surface Ratio 2.52:1,000
Lease Rate:	Year 1: \$1,866.56 Year 2: \$2,070.19
Security Deposit:	\$2,100

PROPERTY HIGHLIGHTS

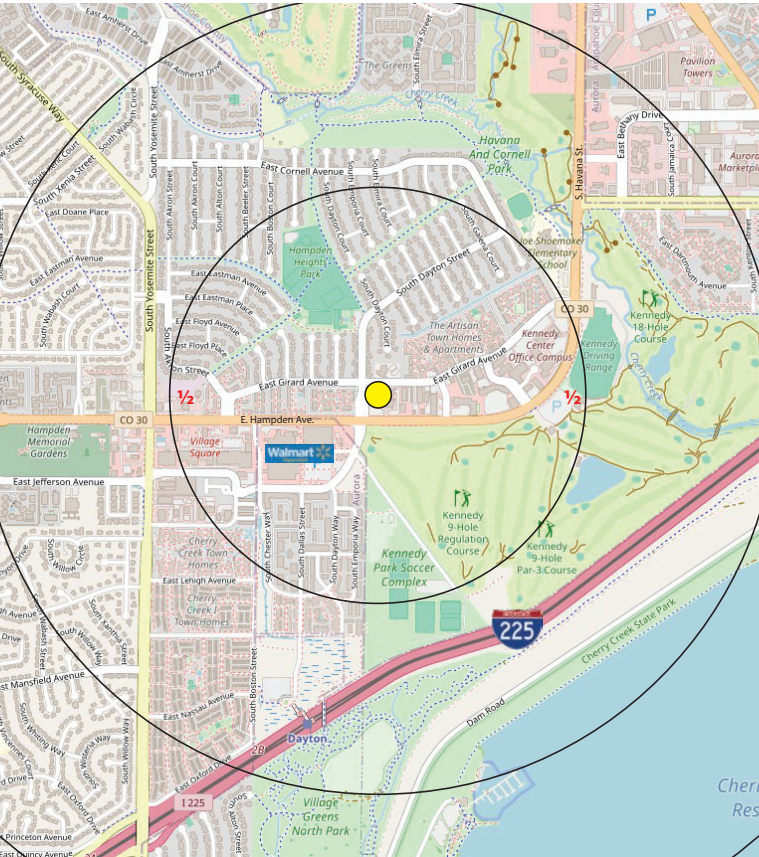
Located on E. Hampden Ave. at Dayton St. just before the turn into Havana St., this office sublease offers a nice 3rd floor suite at an attractive lease rate. The space was most recently home to an insurance company. Suite 300 consists of 1,629± SF. and includes a reception area, three (3) individual offices w/ floor to ceiling windows, conference room, 2nd conference room, bullpen and printer area. This sublease runs thru October 31, 2027. This part of E. Hampden Ave. offers numerous nearby retail and restaurant amenities such as Walmart, Santiagos, Panda Express, Starbucks, Taco Star, India, and others.

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**Brokerage Disclosure
to Tenant**

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Floorplan offered as a visual representation only and may not be accurate.

