

# Sublease Available

## Empire Park

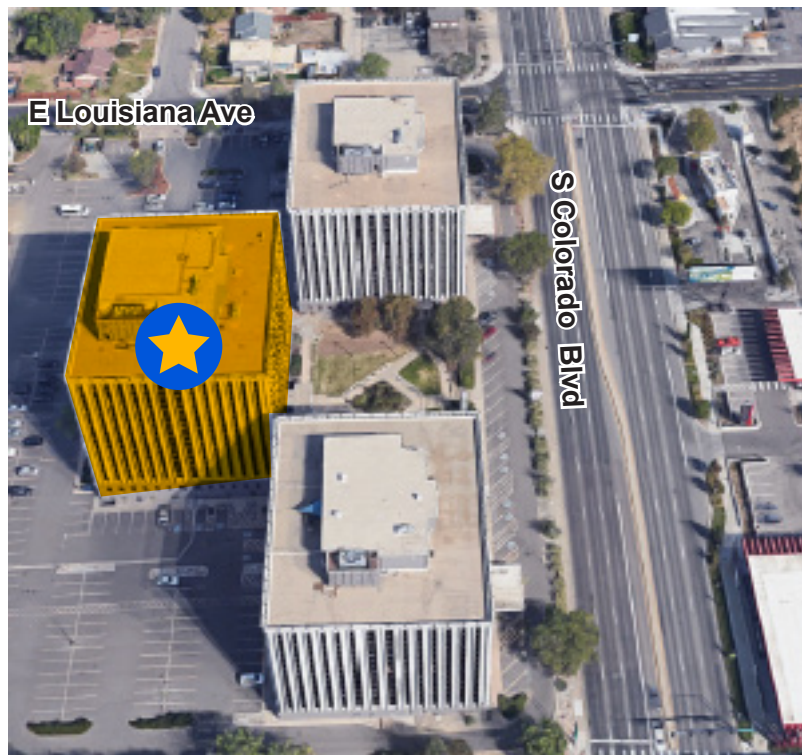
1355 S Colorado Blvd  
Building C | Suite 800  
Denver, CO 80222

### Space Profile:

|                      |                                                                                  |
|----------------------|----------------------------------------------------------------------------------|
| <b>Premises</b>      | Suite 800                                                                        |
| <b>RSF</b>           | 9,081 RSF                                                                        |
| <b>Rental Rate</b>   | Negotiable                                                                       |
| <b>Availability</b>  | 60-90 Days                                                                       |
| <b>SL Expiration</b> | 3/31/2025<br>(Longer term available through landlord)                            |
| <b>Submarket</b>     | Colorado Blvd/Glendale                                                           |
| <b>Parking</b>       | 50 Spaces in Parking<br>Structure: 25 Spaces Free &<br>25 Spaces at \$5/space/mo |

### Features:

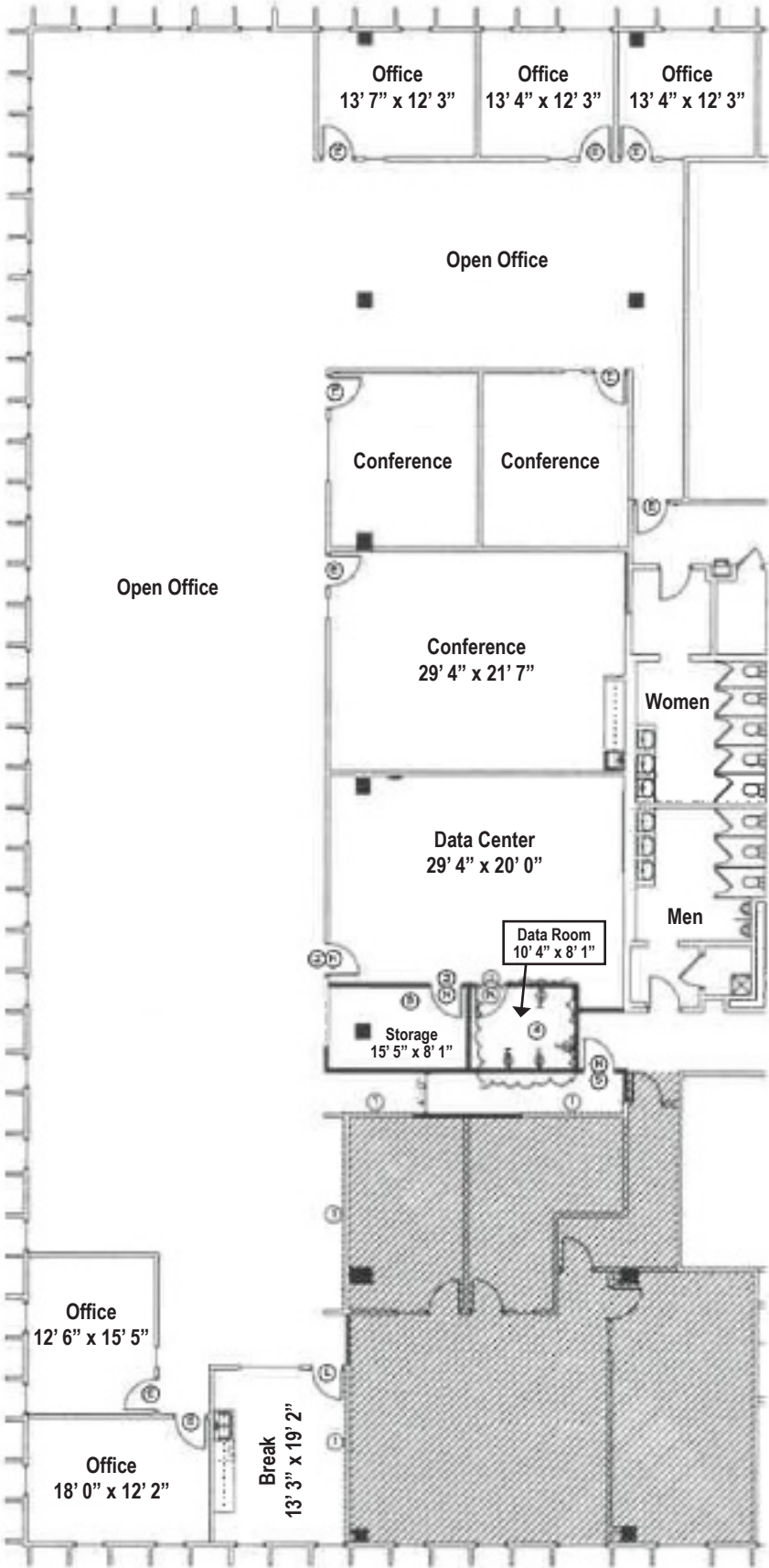
- Great Western Views!!!
- Reception, 5 Private Offices, 2 Small & 1 Large Conference Rooms, Kitchen, IT/Data Ctr with CRAC Unit, Large Open Area
- Near I-25 & Colorado Station Light Rail
- Furniture Negotiable
- Conferencing Facility
- Fitness Center & Full Service Deli
- Property Manager On-Site



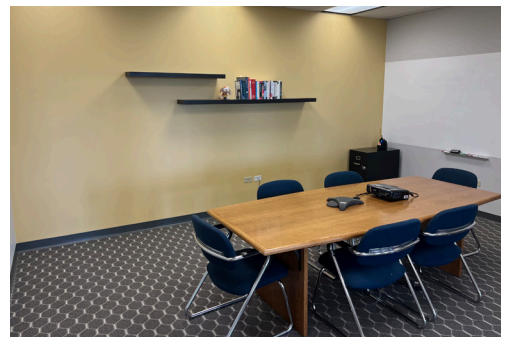
### For More Information

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