

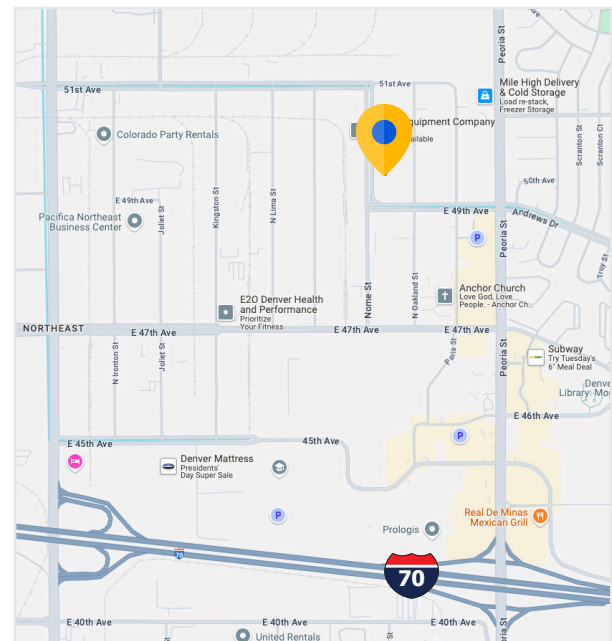


Sublease Available

4950 Nome Street Suite E Denver, CO 80239

Overview

Premises	5,098 SF 742 SF Office Space
Sublease	Through 6/30/2028 (or direct options)
Rate	Contact Broker
OpEx	\$5.84/SF
Loading	1 Drive-In Door (12' x 12') 1 Dock High Door (12' x 12')
Clear Height	17'9" 16' to the bottom of the grid
Power	70 Amp, 120/240 volt, 1 phase (to be verified)



Space Specs

- Attractive single-story building in a well-landscaped setting
- Easy access to I-70, 2 miles from Northfield shopping district
- Both drive-in and dock-high truck loading areas
- Responsive, professional management
- Climate controlled warehouse with heaters and swamp coolers
- 3 Private offices total | 1 located in warehouse

For more information:

Kai Slocum | Advisor
979.213.3373
kslocum@cresa.com

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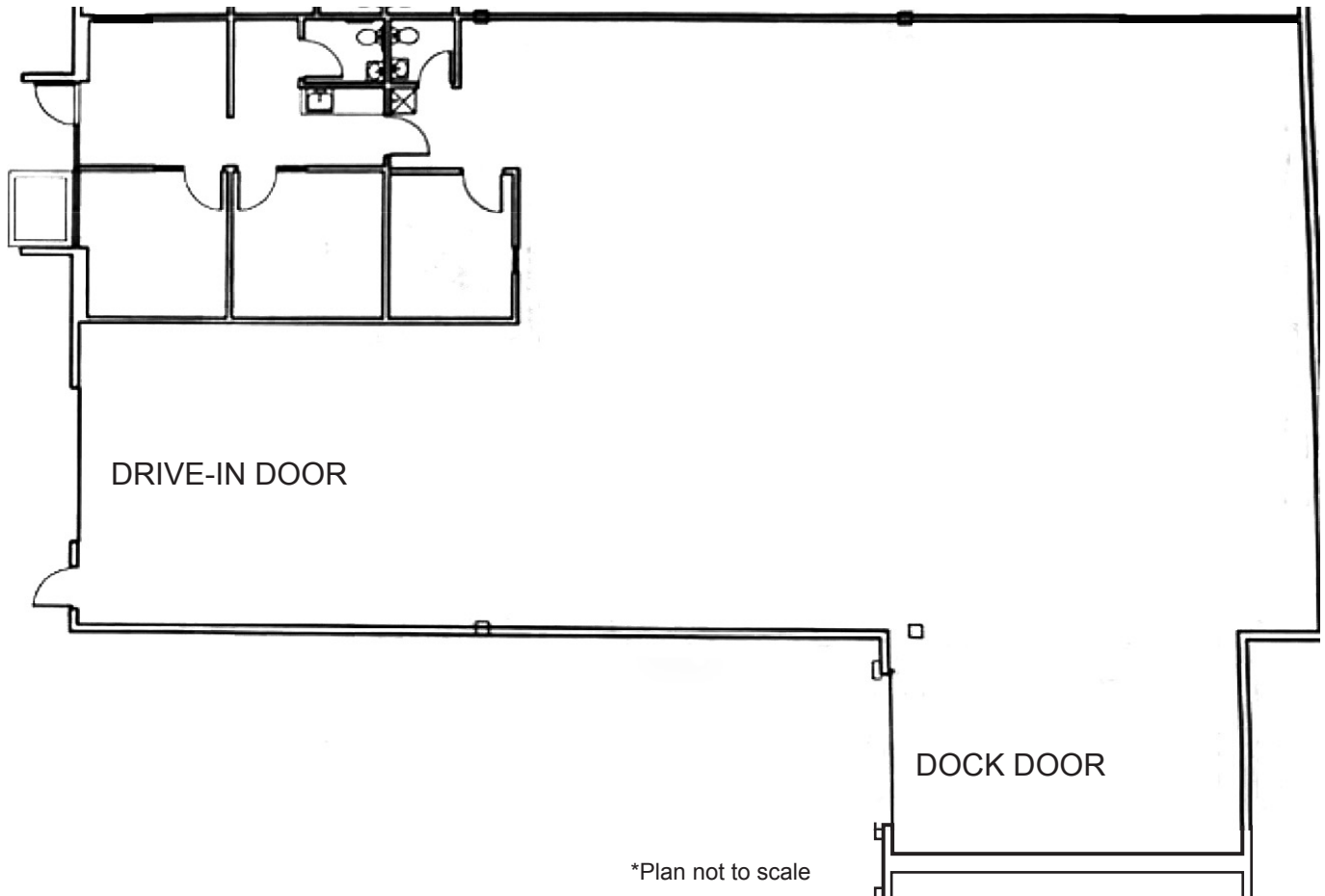


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Floor Plan | 5,098 SF | 742 SF Office



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