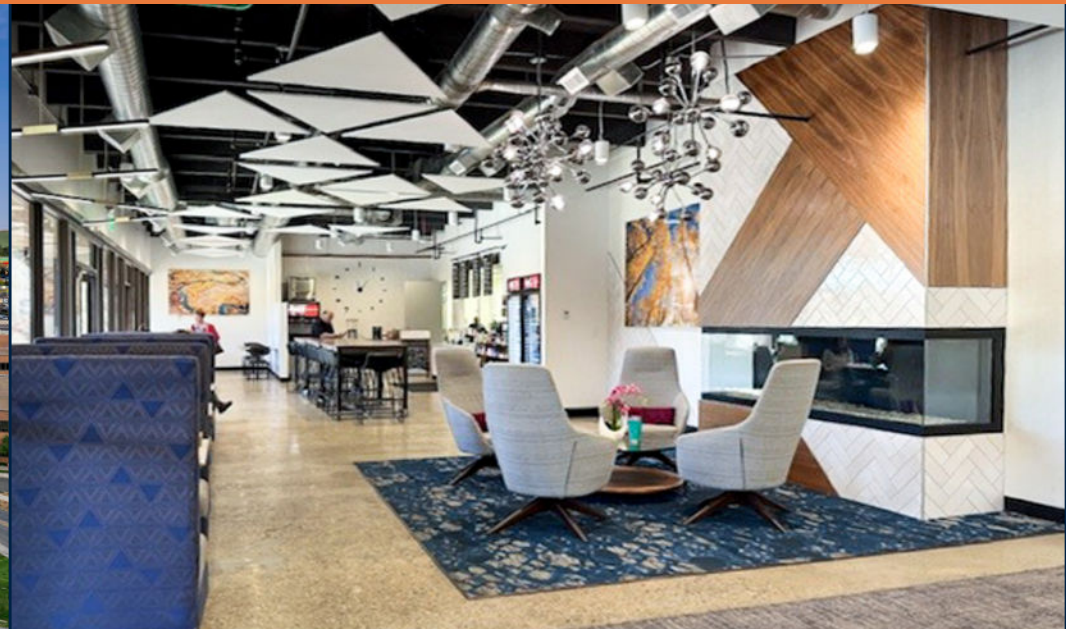


4500 S Cherry Creek Drive

Denver, CO 80246

4,693 SF OFFICE SUBLEASE - \$15 PSF

TERM 10/2026 • FURNITURE INCLUDED • WILL SUBDIVIDE • SUBLANDLORD MOTIVATED



For leasing information please contact:

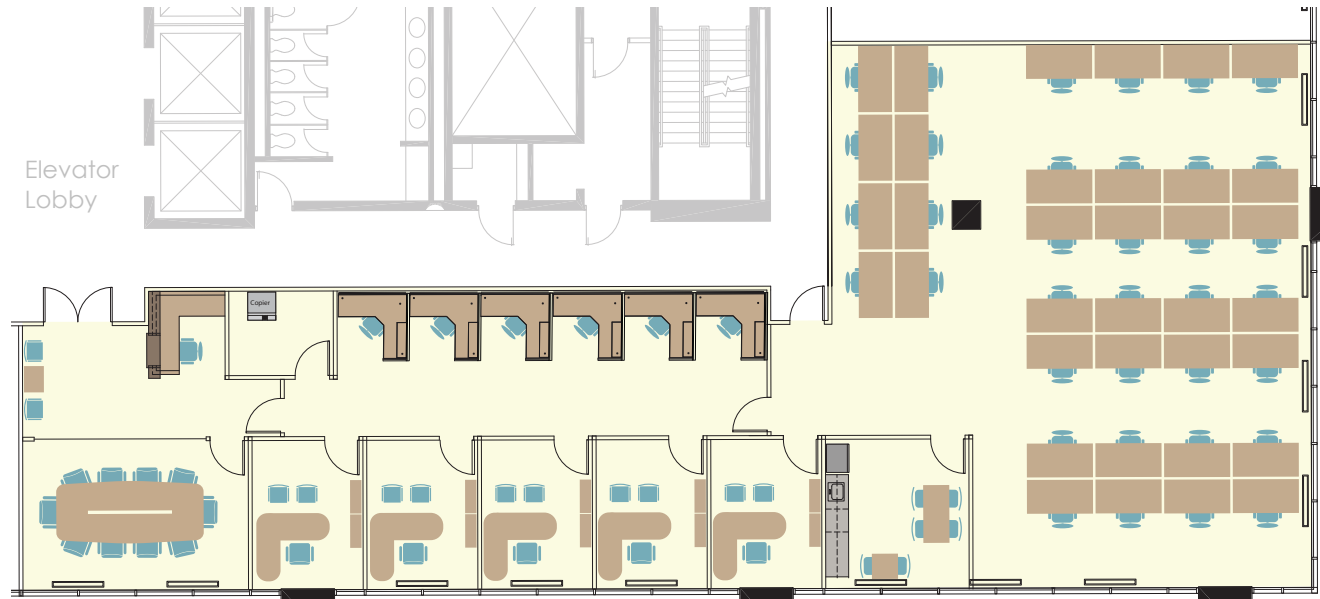
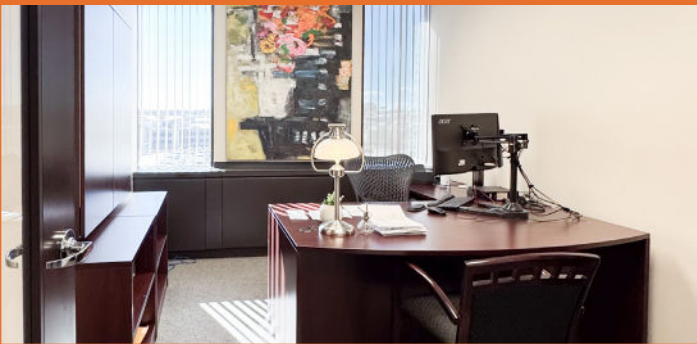
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msmith@premisescommercial.com

PREMISES
PREMISES COMMERCIAL REAL ESTATE LLC

4500 S Cherry Creek Drive

Denver, CO 80246



*Available furniture to be verified by Sublessor

4,693 SF sublease opportunity with elevator lobby entrance and great views. 5 offices, reception, conference room, kitchen/break room, and open space with cubicles. Includes use of existing furniture during the remaining term.

PROPERTY HIGHLIGHTS:

- Newly remodeled lobby and common areas
- Upgraded fitness center with showers
- On-site deli
- Tenant lounge

Great value at \$15 PSF - Furniture Included
Term 10/2026 - Can be subdivided

- 3.5:1,000 parking
- Close proximity to Cherry Creek shopping and dining district, hotels, banking and public transit
- Bike storage

SUITE 500 - 4,693 SF SUBLEASE

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