For Sublease

14251 E. Fremont Avenue, Unit A
Englewood, CO 80112





PROPERTY DESCRIPTION

Well-positioned in the heart of Centennial's industrial corridor, 14251 E. Fremont Avenue offers 11,360 SF of highly functional, fully conditioned flex space on a 1.88-acre lot. Zoned Industrial (I), the building supports a wide range of uses including manufacturing, warehousing, R&D, and tech-flex operations. Features include drive-in loading, ample on-site parking, and proximity to major thoroughfares like I-25 and E-470. Located in a dynamic business park setting, the property provides excellent access, visibility, and operational flexibility for any user.

BUILDING SUMMARY

REDUCED SUBLEASE RATE	~~**$12.75/SF NNN**~~ **$9.75/SF NNN**
SUBLEASE AVAILABILITY	Immediately
SUBLEASE EXPIRATION	9/30/28
SUBLEASE SPACE	11,360 SF with roughly 10,000 SF Office
TENANT IMPROVEMENT ALLOWANCE	$50,000 is available for a direct 3-year backend lease extension with the landlord.
OPERATING EXPENSES	$7.70/SF
LOADING	3 Drive-in doors
POWER	800a/120 – 208v, 3p, 4w Heavy (per Costar, to be verified)
CLEAR HEIGHT	17.6 Feet
PARKING	27 stalls (2.45:1000 RSF)
SPRINKLERED	Yes
ZONING	Industrial
YOC	2001

FOUNTAINHEAD COMMERCIAL

JUSTIN RAYBURN

jrayburn@fountainheadcommercial.com

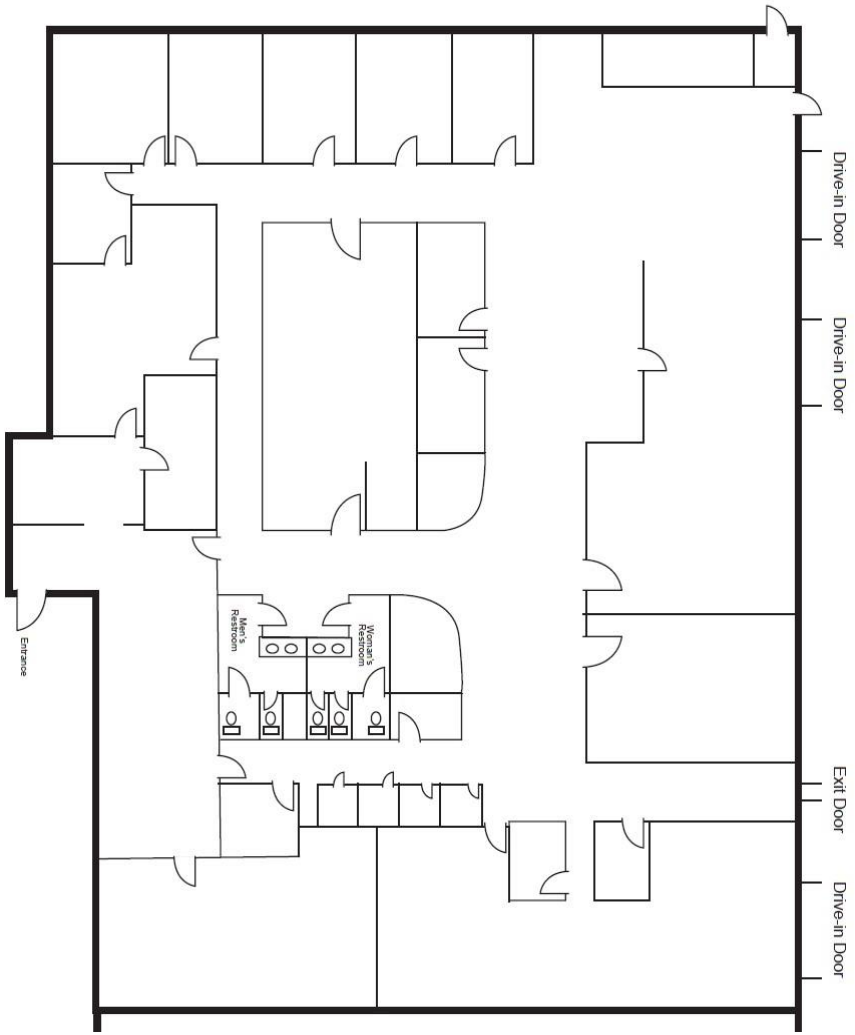
303.249.3730

The information contained herein was obtained from sources believed to be reliable but has not been verified. Fountainhead Commercial makes no guarantees, representations or warranties as to the completeness or accuracy of the information contained herein. The presentation on this property is submitted subject to errors, omissions, changes of price, rental or other conditions prior to sale or lease, or withdrawal without notice, and subject to any other conditions as set forth by the property owner.

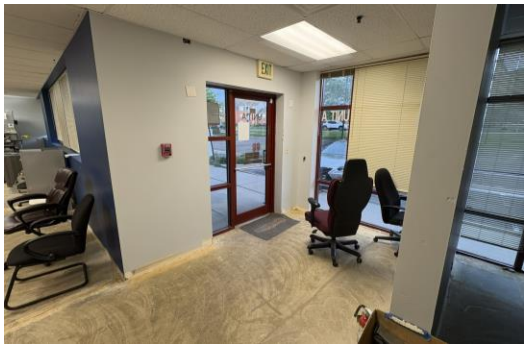
For Sublease

14251 E. Fremont Avenue, Unit A
Englewood, CO 80112

FLOOR PLAN



PROPERTY PHOTOS








JUSTIN RAYBURN

jrayburn@fountainheadcommercial.com

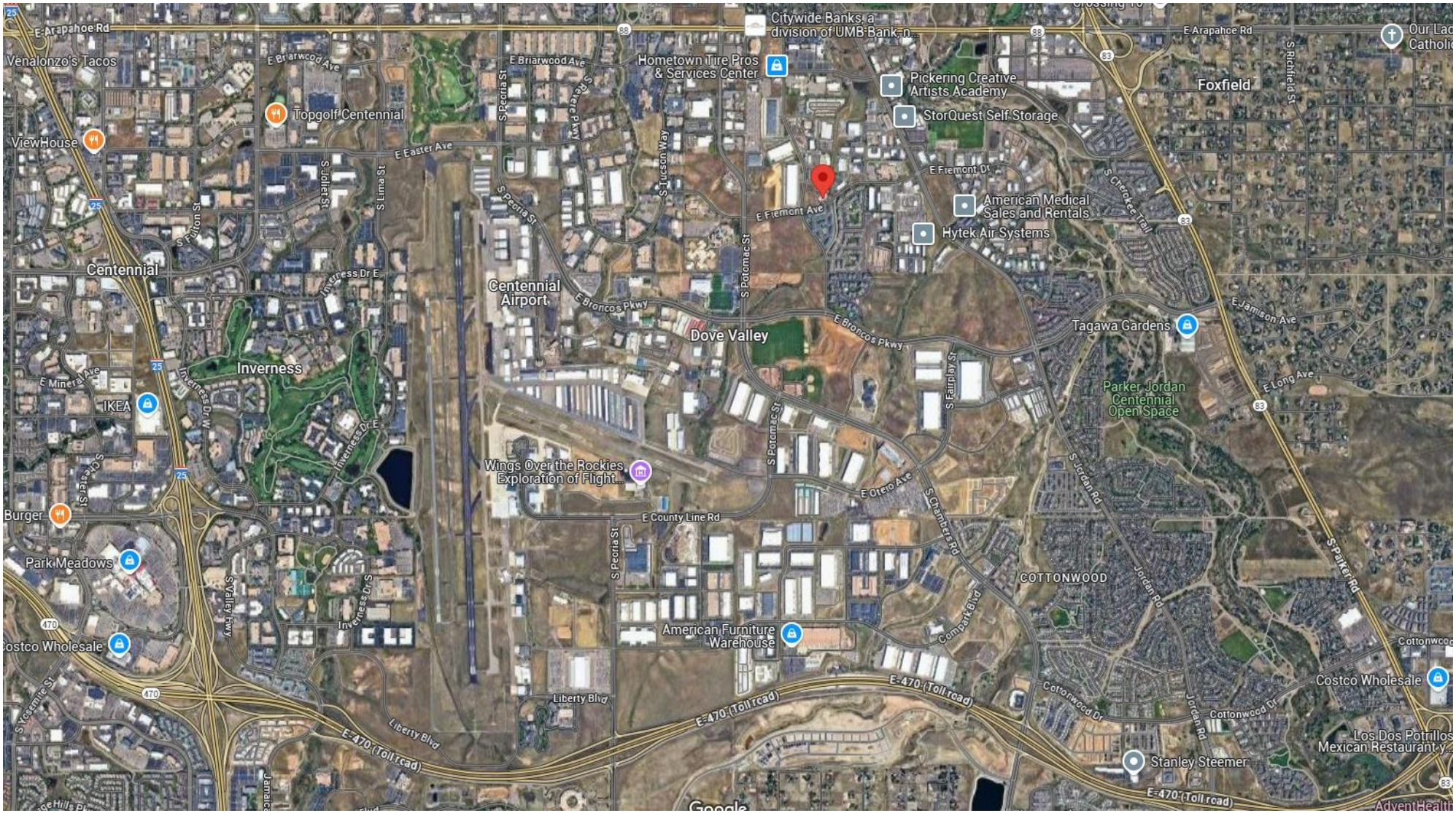
303.249.3730

The information contained herein was obtained from sources believed to be reliable but has not been verified. Fountainhead Commercial makes no guarantees, representations or warranties as to the completeness or accuracy of the information contained herein. The presentation on this property is submitted subject to errors, omissions, changes of price, rental or other conditions prior to sale or lease, or withdrawal without notice, and subject to any other conditions as set forth by the property owner.

For Sublease

14251 E. Fremont Avenue, Unit A
Englewood, CO 80112

LOCATION AERIAL



FOUNTAINHEAD COMMERCIAL

JUSTIN RAYBURN

jrayburn@fountainheadcommercial.com

303.249.3730

The information contained herein was obtained from sources believed to be reliable but has not been verified. Fountainhead Commercial makes no guarantees, representations or warranties as to the completeness or accuracy of the information contained herein. The presentation on this property is submitted subject to errors, omissions, changes of price, rental or other conditions prior to sale or lease, or withdrawal without notice, and subject to any other conditions as set forth by the property owner.