

# For Lease | Unique Building In Denver



[www.denverofficespace.com](http://www.denverofficespace.com)

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2401 S. Delaware St. Denver, CO



## Building Information

**Lease Rate** | \$9.50/SF NNN

**Space Available** | Approximately  
6,235 SF and 7,152 SF  
(2 separate spaces, not contiguous)

**Building Size** | 31,357 SF

**Warehouse Size** | 30,000 SF

**Office Size** | 1,357 SF

**Lot Size** | 1.12 Acres

**Loading** | 1 Oversized Drive - In Door

**Zoning** | I-MX-3

**City** | Denver

**County** | Denver

## Building Highlights

Close proximity to Harvard Gulch  
North Park, Harvard Gulch West  
and Rosedale Park

Redevelopment opportunities  
happening all around

Perfect for Brewery Pub

Close proximity to retail and  
restaurants

Easy accessibility from Santa Fe  
Dr.

Evans Station (Light Rail Stop)  
only two blocks away

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.







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Floor plan and available sizes

