

Wellshire Flats | Creative/Industrial Office Space For Lease



www.denverofficespace.com

2696 S. Colorado Blvd
Denver, CO 80222
(303) 765-4344 O

2765 S Colorado Blvd | Denver, CO | 80222



This exceptional, newly renovated office building boasts a great location, competitive pricing, and modern industrial finishes. With office suites that are ready to be built-to-suit, this property can serve a number of business uses.

For Lease Information

Rental Rate: \$18.00-\$22.00/SF NNN
Building Size: 13,178 SF
Available Size: 843 SF
Stories: 2 (plus basement level)

Lot Size: 0.49 Acres (21,344 SF)
Parking: Approx. 25 Surface
Year Built: 1961 - Renov. 2015

Property Overview

- Floor to ceiling glass windows, providing a great amount of natural light.
- Newly stained concrete floors
- Skylights
- Refinished common area restrooms on the main floor and showers/restrooms on the lower level
- New HVAC throughout
- Potential for individual signage
- Excellent building ownership on-site!



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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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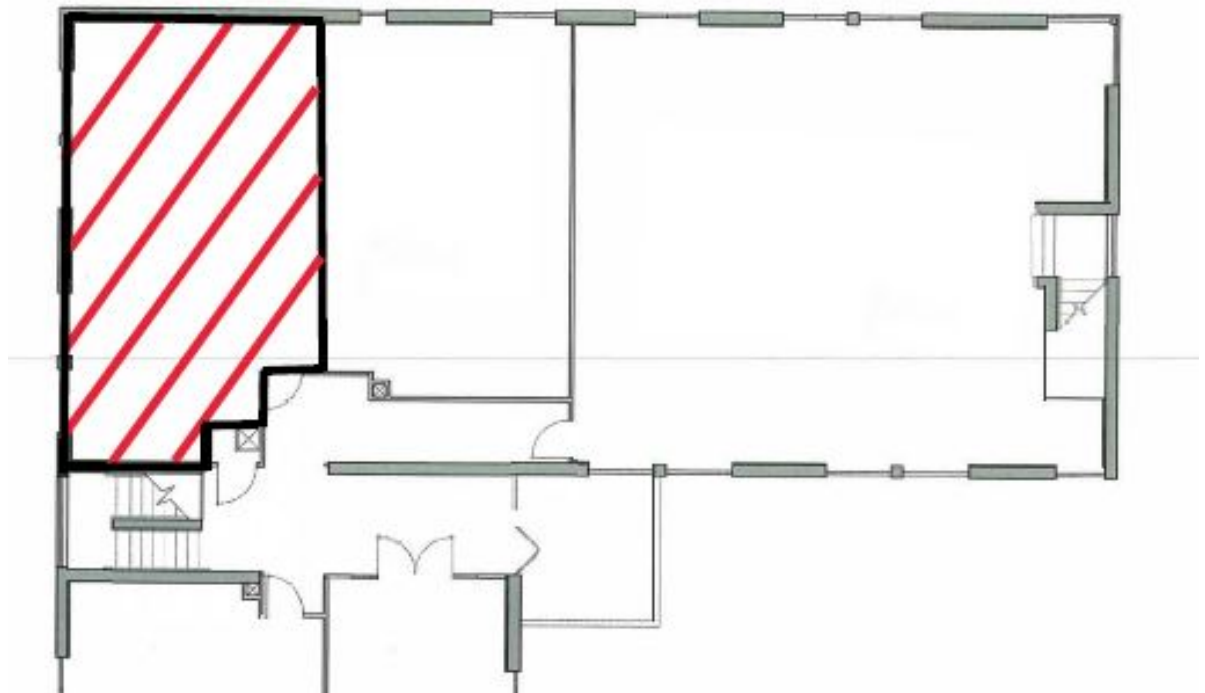
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Surrounding Amenities



843 SF



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