

For Lease | Unique Building In Denver



www.denverofficespace.com

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

John Fairbairn
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(303) 226-4764

2401 S. Delaware St. Denver, CO



Building Information

New Rate | \$9.50 - \$11.00/SF/NNN

Space Available | Approximately 6,235 SF and 7,152 SF (or as much as approx. 10,000/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/Flex/Industrial and office-flex

Close proximity to retail and restaurants

Yard space/Secure parking

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.

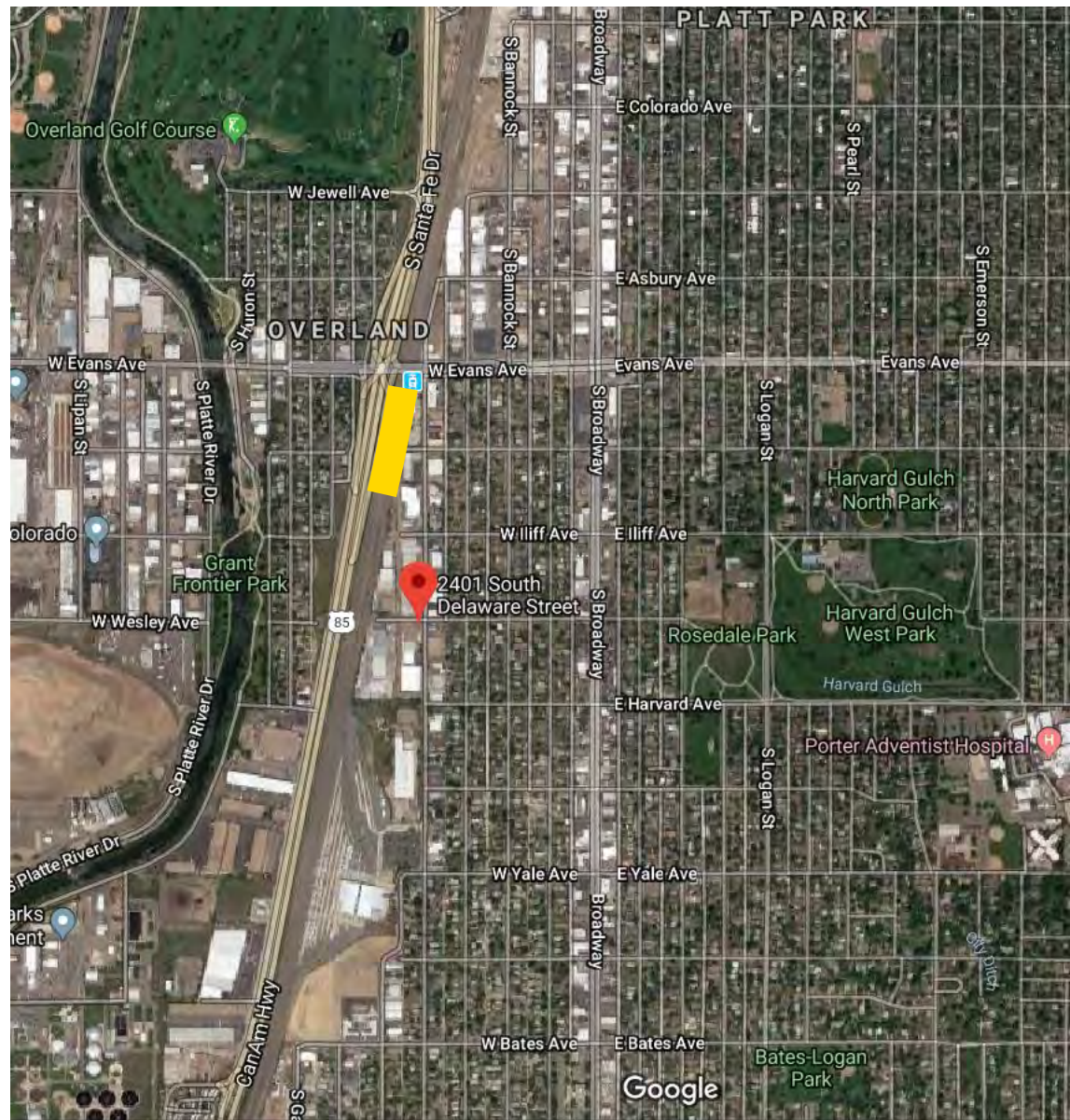
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More Building Features:

18 Free Surface Parking Spaces
Available

6,235/sf and 7,152/sf Available
(2 difference spaces)

7,152/sf has a yard with fence
around it

1 Extended Dock

6 Total Drive-Ins / 9'w x 12' h



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