



2000 S DAHLIA ST

Denver, CO 80222

FLEX SPACE FOR LEASE | 5,233-6,544SF

RATE SPECIAL

UNIT 100: \$13.50

\$9.95/SF NNN

UNIT 110 (COMMERCIAL KITCHEN):

\$19.50/SF/YR NNN

PROPERTY HIGHLIGHTS



BUILDING SIZE
19,941 SF



DOORS
~14' x 12' DRIVE-IN



ZONING
I-MX-3



CLEAR HEIGHTS
~15'



TRAFFIC COUNTS
S DAHLIA ST @
E EVANS AVE
50,584 VPD
(2022, MPSI)

Desirable location
near Colorado Blvd, dining,
shopping & more!

Local ownership
& property management
less than 1 mi away

Convenient access
to I-25 & Evans Ave



1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
lquiram@matrixgroupinc.com
303-300-5271

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

2000 S DAHLIA ST



AVAILABLE

SUITES

5,233 SF

Suite 100

Vacant - **REDUCED RATE**

Flex space with two restrooms, reception area, one private office, and a warehouse. Optional demise to include a roll up door.

6,544 SF

Suite 110

Avail 30 Day Notice

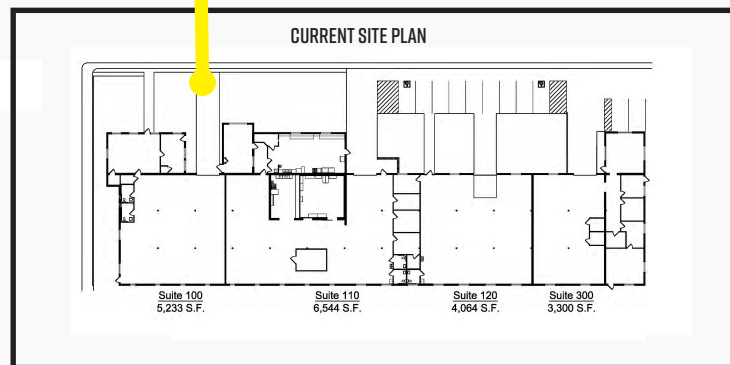
Commercial kitchen and warehouse w/ walk-in cooler and freezer, drive-in overhead door, restrooms, and more! Optional demise for more warehouse available.

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***TERMS AND CONDITIONS APPLY, CONTACT BROKER FOR MORE INFORMATION.**



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