

2150

**S. BELLAIRE ST.
DENVER, CO 80222**

OFFICE



**EXECUTIVE SUITES AND
STORAGE SPACE FOR LEASE**



**DENVER INFILL
SPECIALISTS**



GRAHAM TROTTER

BROKER ASSOCIATE

303.512.1197

gtrotter@uniqueprop.com

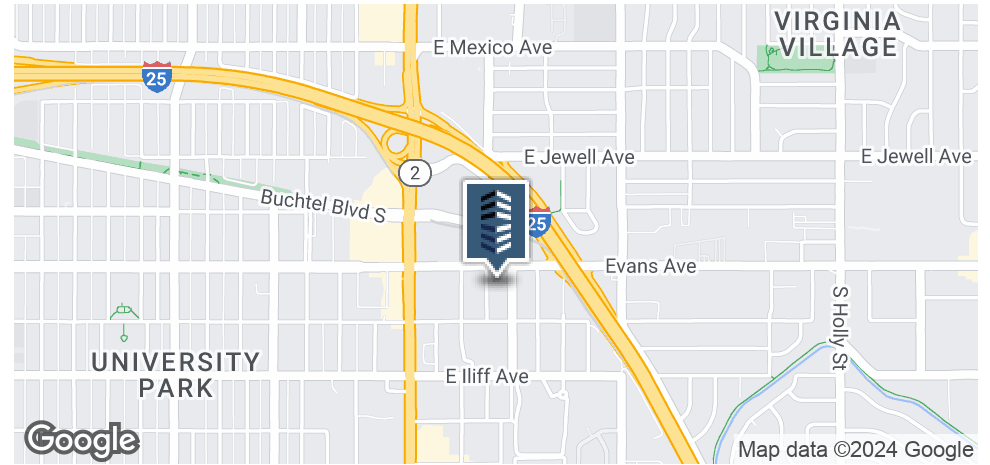
SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|--------------------|--------------------------|
| Available Offices: | Suite 106 - \$460 / mo |
| | Suite 201 A - \$490 / mo |
| | Suite 201 B - \$510 / mo |
| | Suite 202 - \$450 / mo |
| | Suite 203 - \$520 / mo |
| | Suite 204 - \$470 / mo |
| | Suite 208 - \$590 / mo |

| | |
|--------------------|---------------------|
| Available Storage: | Unit A - \$195 / mo |
| | Unit G - \$75 / mo |
| | Unit FB - \$70 / mo |

| | |
|-----------------|------------------|
| Zoning: | C-MX-5 |
| Year Built: | 1956 |
| Parking Spaces: | Twenty-Four (24) |

PROPERTY OVERVIEW

Executive office suites available for lease in the South Denver Market. 2150 S. Bellaire Street is a 8,194 square foot office building situated on 12,337 square foot lot zoned C-MX-5. This property is centrally located off I-25 & Evans, within walking distant to Colorado Boulevard Light Rail Station which offers easy access to Downtown Denver and Denver Tech Center. The building provides natural light to all suites with a mid century design and has been well maintained with a new roof, HVAC system and new windows. Nearby amenities include Natural Grocer, Verizon and Dave and Busters.

PROPERTY HIGHLIGHTS

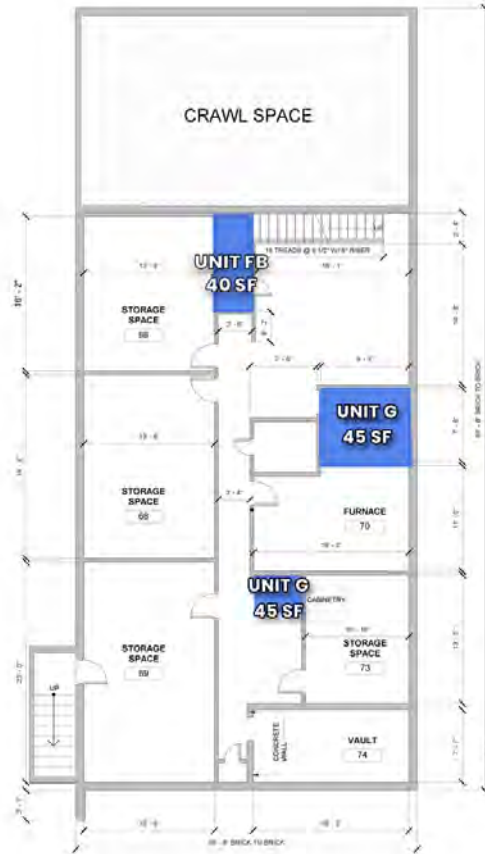
- Flexible Office Suites and Storage Units available
- Twenty-Four (24) parking spaces
- New Roof, HVAC System, Windows
- C-MX-5 Zoning



Graham Trotter
Senior Broker Associate
303.512.1197 x226
gtrotter@uniqueprop.com

Sam Leger
Chief Executive Officer
303.512.1159
sleger@uniqueprop.com

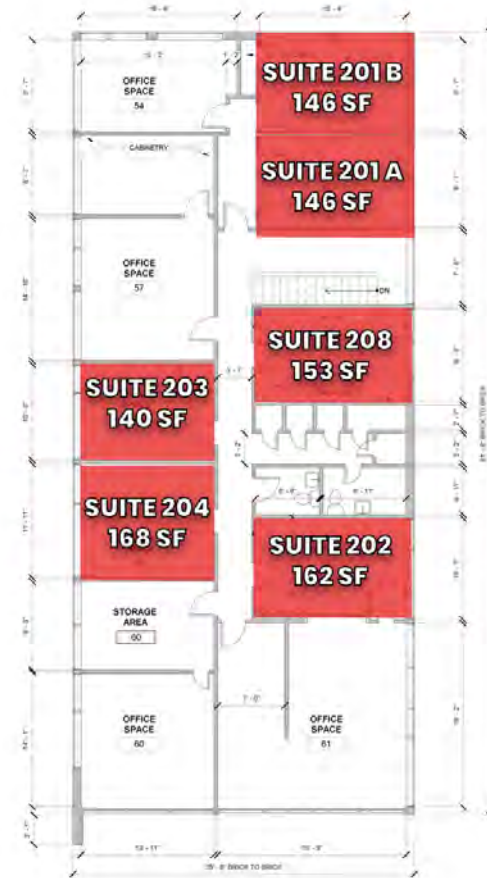
AVAILABILITY



1 BASEMENT
A1.0 SCALE: 3/16" = 1'-0"



2 FIRST FLOOR
A1.0 SCALE: 3/16" = 1'-0"



3 SECOND FLOOR
A1.0 SCALE: 3/16" = 1'-0"

■ STORAGE UNITS ■ OFFICE SUITES

NEIGHBORHOOD OVERVIEW

