

2360

S. DELAWARE
DENVER, CO

**Office with Off Street Parking
in Desirable Mixed-Use Submarket**



Property Overview

- Functional office space with terrific window lines and natural light
- Efficient floor plan with a healthy mix of open and office space
- Available on a short-term basis—
inquire for more detail
- Eight off-street parking spaces
available at no additional cost

SF - Building 3,440 SF

SF - Land 12,500 SF

Zoning I-MX-3

Taxes \$18,984

For Lease

\$15.00/SF FSG

\$4,300/Month All-In

NAI Shames Makovsky

Joey Gargotto

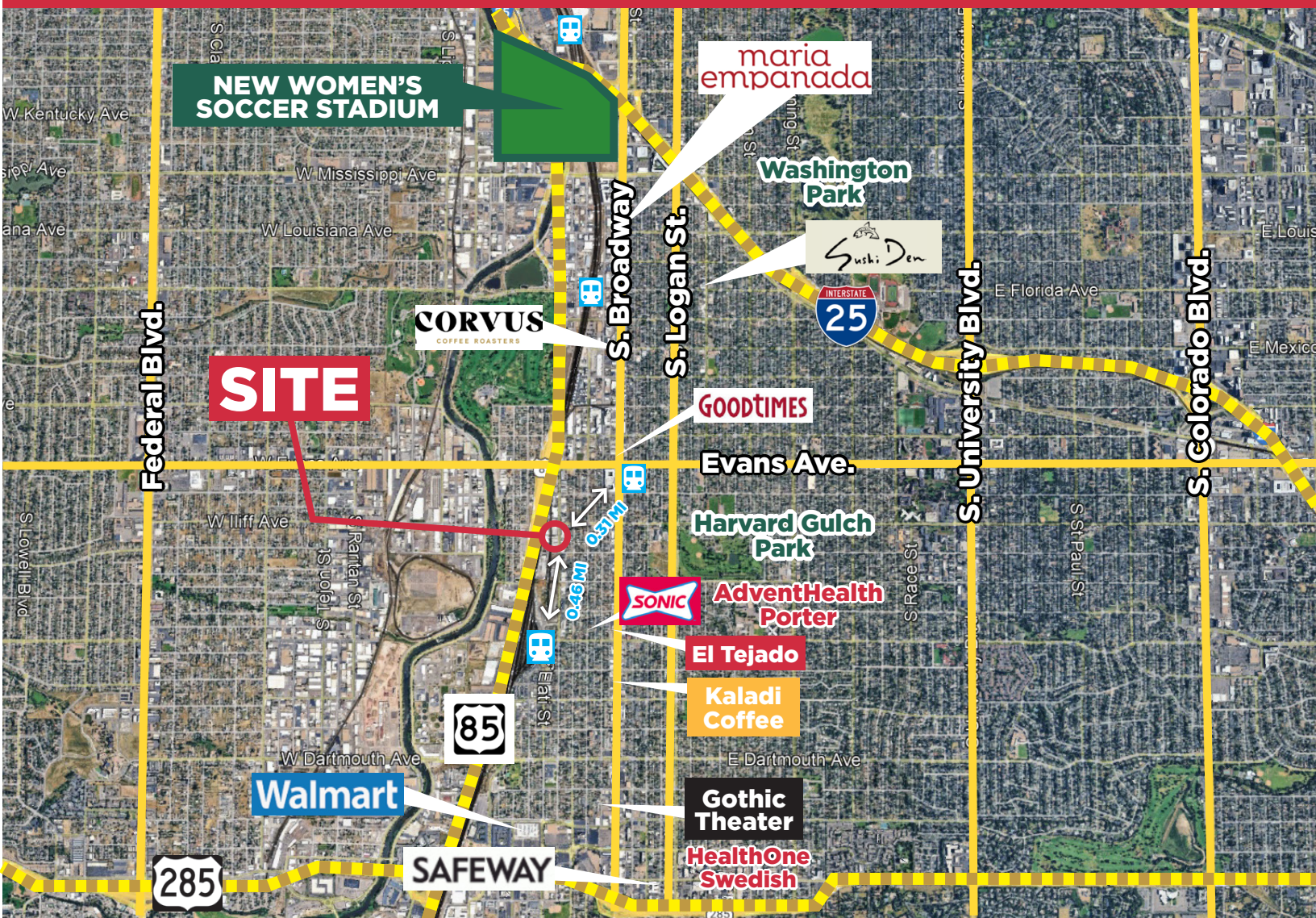
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AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	11,396	150,996	434,962
Households	5,223	64,078	197,936
Avg HH Income	\$129,942	\$112,480	\$106,170

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