2311

S PLATTE RIVER DR

DENVER, CO | 80223

$27.50
SF / YEAR

PMG REALTY
pmgrealtyco.com

INDUSTRIAL FLEX SPACE **FOR LEASE**

SHOWROOM / WAREHOUSE | LOWER SOUTH CENTRAL SUBMARKET

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EXECUTIVE **OVERVIEW**

Available for lease, 2311 S Platte River Dr is a freestanding building in Denver's Lower South Central submarket, one block from S Platte River Dr and Grant-Frontier Park, in an infill corridor with an established base of service and automotive-oriented businesses.

Zoned I-1, the property is built to support operations-heavy tenants that need customer-facing space and functional work space under the same roof, rather than a single open warehouse floor plate.

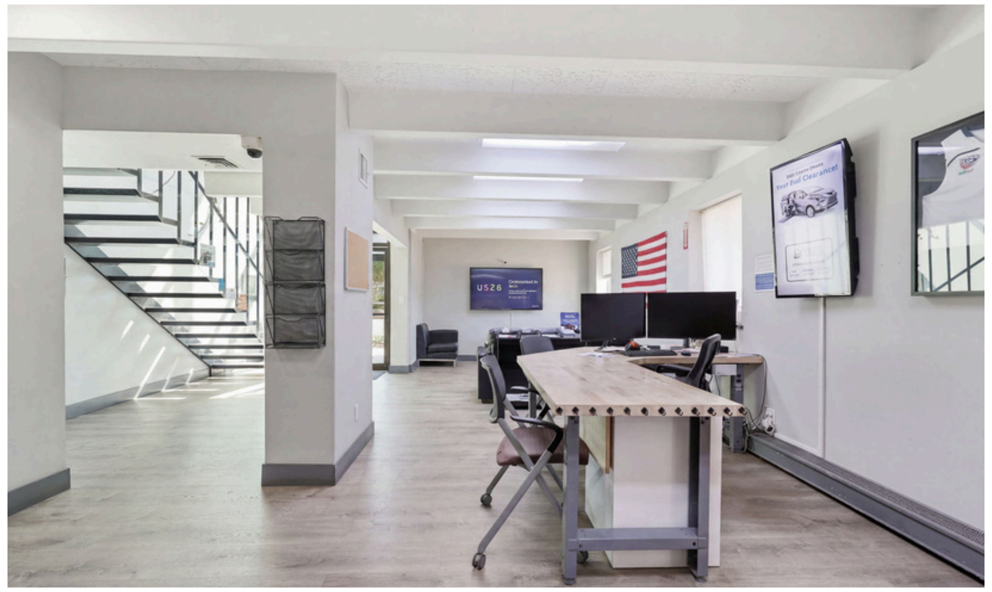
Available directly from ownership, the building is positioned for a tenant ready to step in and begin operating quickly, in a location that keeps them close to established corridor traffic and a short drive from downtown Denver.

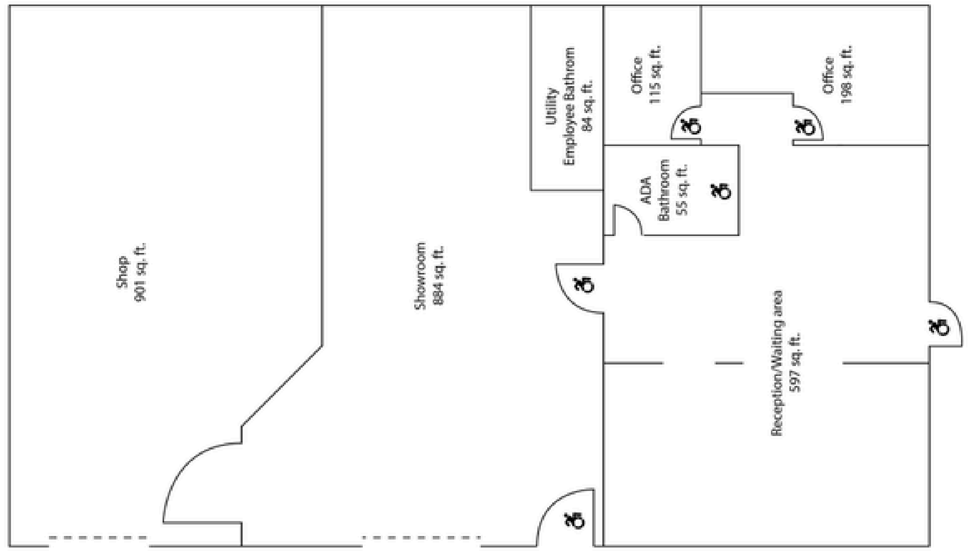
PROPERTY **HIGHLIGHTS**

- **WHOLE-BUILDING OCCUPANCY:** A full standalone building available to a single tenant, with secured, gated parking in front and alley access to the rear
- **MOVE-IN READY:** Showroom, shop, office, and kitchen space already built out, minimal tenant improvement work needed
- **CORRIDOR VISIBILITY:** Direct frontage on S Platte River Dr, minutes from the high-traffic W Evans Ave and W Iliff Ave corridors
- **INFILL CONNECTIVITY:** 12-minute drive to Union Station and the Denver CBD, with strong bicycle and vehicular access
- **EXPANSION FLEXIBILITY:** An optional addition of 1,151 SF of second-floor office space can be available to occupy if the current month-to-month tenant vacates

4,706	0.29 AC	1963	2018	I-1
TOTAL SF	LOT SIZE	YEAR BUILT	RENOVATED	ZONING

PROPERTY **OVERVIEW**





PARCELS	5284-02-007	**LOT SIZE**	0.29 ACRES
PROPERTY TYPE	INDUSTRIAL *(FLEX/WAREHOUSE)*	**BUILDING FAR**	0.98
TERM	NEGOTIABLE	**PARKING**	20 SPACES
AVAILABLE	30 DAYS	**CROSS DOCKS**	2
BUILDING SIZE	4,706 SF	**DRIVE-INS**	2 (10' x 10')
STORIES	2 (3,555 SF & 1,151 SF)	**CONSTRUCTION**	MASONRY

THE **LOCATION**

2311 S Platte River Dr sits in Denver's Lower South Central submarket, one block from S Platte River Dr and Grant-Frontier Park, with strong connectivity to the Broadway Auto Corridor and Santa Fe Dr/US-85.

KEY **DISTANCES**

Santa Fe Dr / US-85	3.6 MI
Swedish Medical Center	3.0 MI
Broadway Auto Corridor	7.0 MI

SURROUNDING **DEMOGRAPHICS**

1-MI	3-MI	5-MI
4,270 HOUSEHOLDS	64,822 HOUSEHOLDS	198,750 HOUSEHOLDS
$135,999 AVERAGE HH INCOME	$125,198 AVERAGE HH INCOME	$121,907 AVERAGE HH INCOME

PROPERTY **PHOTOS**

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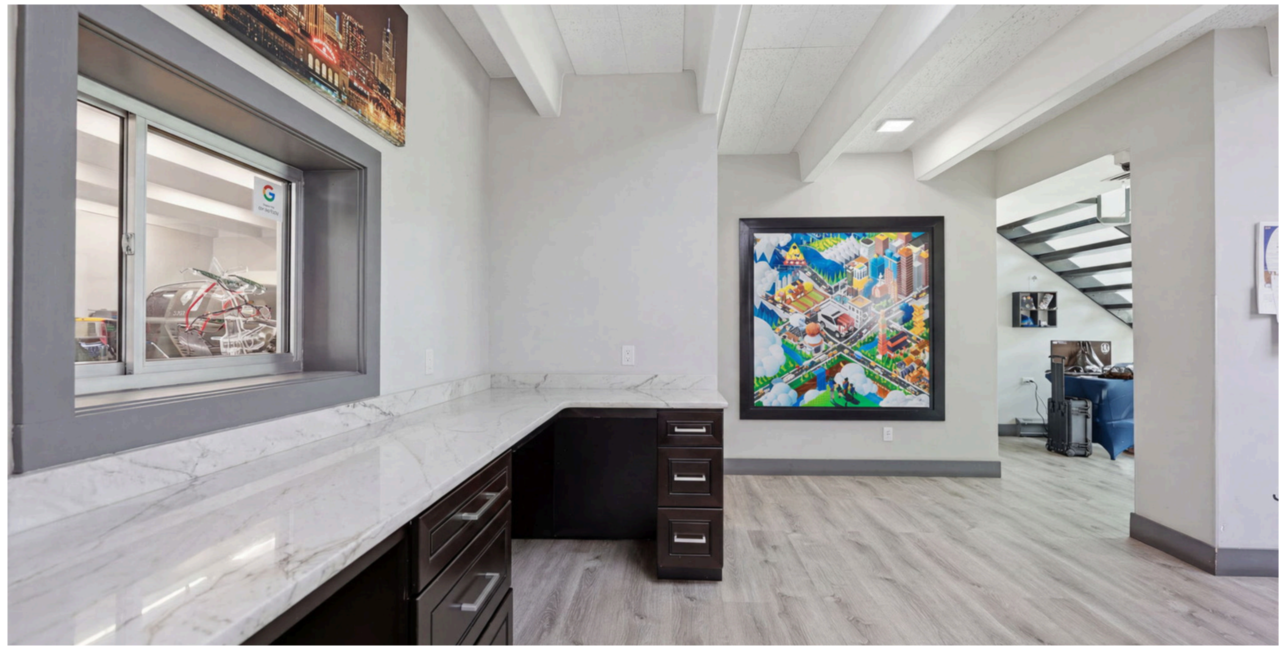

CONFIDENTIALITY & **DISCLOSURES**

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PMG Realty LLC (PMG) has been engaged by the Owner to openly represent them on the lease of the Property known as *2311 S Platte River Dr* ("Property"). The Owner has directed that all inquiries and communications with respect to the contemplated lease of such Property be directed to PMG.

By accepting the Marketing Information, Recipient agrees that he or she will hold and treat any and all marketing information in absolute confidence and not disclose the Marketing Information or any of the contents to any other individual or entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of non-disclosure or confidentiality) without the prior written authorization of the Owner or of PMG and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner. Any and all marketing information and contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature.

By accepting the Marketing Information, Recipient further agrees that all business details, property information, financials, and any other information received in written form will be returned if the transaction is not successful in closing. The recipient further agrees that this confidentiality agreement shall survive the successful completion or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns. The recipient agrees to save and hold harmless PMG, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

These materials do not constitute an offer, but only a solicitation of interest with respect to a possible lease of the property, which the Owner may consider. Ownership completely reserves the right to withdraw this property from the market or to change, update, or modify the terms of these materials at any time. The Owner reserves the right to accept or reject any and all proposals, and further reserves the right to remove the property from the market at any time, including full asking rate proposals.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While PMG does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. Taxes and all other factors should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a separate and independent investigation of the property to determine the suitability of the property and the quality of its tenancy for your own personal records and satisfaction.

The Evaluation Material furnished to Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal. Owner agrees to pay a brokerage commission to PMG only per separate agreement. PMG represents the owner and does not allow any sub agency to any other broker. PMG has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions.

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