## **Highline Canal Office Space For Lease**

2250 S. Oneida St., Denver, CO 80224



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CURRENT AVAILABILITY	RENTAL RATE
Suite 100: 3,383± RSF   Suite 315: 1,177± RSF	\$15.00/SF Full Service Gross

## **PROPERTY INFORMATION:**

Building SF:	21,867± Sq.Ft.
Available:	7,250± Sq.Ft.
Lot Size:	0.82 AC
YOC:	1973
Parking:	100 Spaces (3.5/1,000 ratio)

Unique 3-story office building in a great location right off E. Evans Ave. at S. Oneida St. The building offers a convenient SE Denver location, updated common areas, and offers lots of natural light. Backs up to Highline Canal. Available suites vary in size and finishes. Ample on-site parking on a quiet street. Come join lawyers, non-profits, and therapy tenants in this affordable property.

Fuller Real Estate (303) 534-4822

Brokerage Disclosure Travis Wanger (720) 974-2790 direct (303) 888-1061 mobile TWanger@FullerRE.com

## **Alex Scott**

(720) 287-5417 direct (972) 207-8877 mobile AScott@FullerRE.com



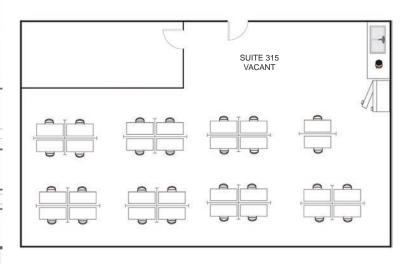
## LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021





Floorplans provided as a visual reference only and may not be accurate.



DEMO	GRAPHICS	1 Mile	3 Miles	5 Miles
	Population	21,651	192,427	442,624
	Households	9,922	91,795	207,279
(\$)	Median HH Income	\$70,594	\$69,411	\$73,535
	Median Age	37.20	37.50	38.00
()	Traffic	34,902 vpc	d - Evans Ave	@ S Oneida St

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.