

2360

S. DELAWARE
DENVER, CO

Office with Parking/Outdoor Storage
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
- 800 SF dry storage facility / garage on site with a short term leaseback
- Parking or outdoor storage available
- Call for offers on **October 10, 2025**
- Available as a part of an assemblage: **CLICK HERE**

SF - Building	3,440 SF
SF - Land	12,500 SF
Zoning	I-MX-3
Taxes	\$18,984

FOR SALE
\$950,000

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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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