



OXFORD FEDERAL BUSINESS PARK

2701-2895 West Oxford Avenue
& 4051-4091 South Eliot Street
Englewood, CO 80110

Excellent visibility
along Oxford Avenue

Local ownership
& property management

Convenient access
to West Oxford Avenue,
Santa Fe Drive (Hwy 85),
& Federal Boulevard

FLEX & STORAGE SPACE | 1,750 - 3,300 SF | FOR LEASE

FLEX UNITS:

\$11.50-12.00/SF/YR NNN

6 MOS. FREE RENT FOR 5 YEAR TERM

4 MOS FREE RENT FOR 3 YEAR TERM

+

STORAGE UNITS:

\$6.00/SF/YR NNN

**STORAGE LEASING SPECIAL
THROUGH 12/31/25!**

PROPERTY HIGHLIGHTS



**RENOVATED
2018**



**DOORS
DRIVE-IN**



**ZONING
PUD**



TRAFFIC COUNTS

WEST OXFORD AVE @
SOUTH FEDERAL BLVD
19,438 VPD (2018, MPSI)



1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
lquiram@matrixgroupinc.com
303-300-5271

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

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FLEX UNITS:

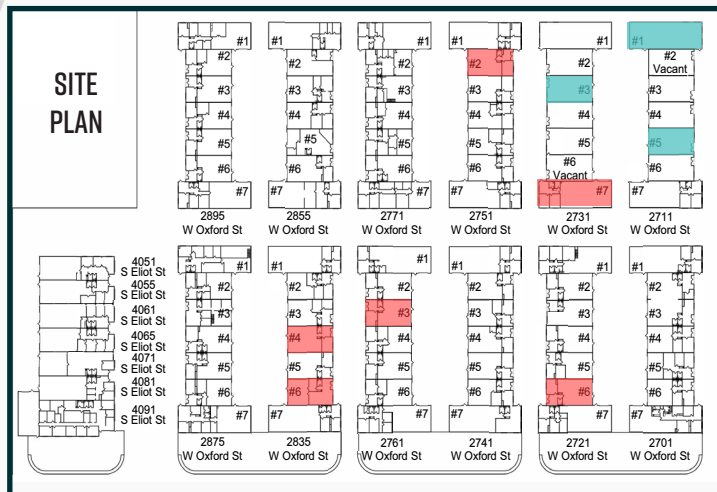
\$11.50-\$12.00/SF/YR NNN

6 MOS. FREE RENT FOR 5 YEAR TERM

4 MOS FREE RENT FOR 3 YEAR TERM

*CONDITIONS APPLY, CONTACT LISTING AGENT FOR MORE

INFORMATION



AVAILABLE SUITES

| | | |
|----------|---------------|-----------------------|
| 2,150 SF | 2731-3 | Storage @ \$6/SF NNN |
| 2,150 SF | 2711-5 | Storage @ \$6/SF NNN |
| 3,300 SF | 2711-1 | Storage @ \$6/SF NNN |
| 3,300 SF | 2731-7 | Flex - Avail 30 days |
| 1,750 SF | 2835-4 | Flex @ \$12/SF NNN |
| 1,750 SF | 2835-6 | Flex @ \$12/SF NNN |
| 2,150 SF | 2761-3 | Flex @ \$11.50/SF NNN |
| 2,150 SF | 2721-6 | Flex @ \$11.50/SF NNN |
| 2,150 SF | 2751-2 | Flex @ \$11.50/SF NNN |

LAUREN QUIRAM

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STORAGE UNITS:

\$7.50/SF/YR NNN

\$6.00/SF/YR NNN

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