

# 2305 S SYRACUSE

DENVER • CO

## OFFICE SPACES FOR LEASE

UNIT  
212

UNIT  
211

CANAL PLACE

navpoint  
REAL ESTATE GROUP



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# PROPERTY OVERVIEW



## ADDRESS

2305 S SYRACUSE WAY,  
DENVER, CO 80231



## PROPERTY TYPE

OFFICE



## PARKING RATIO

3.00/1,000 SF



## YEAR BUILT

1982



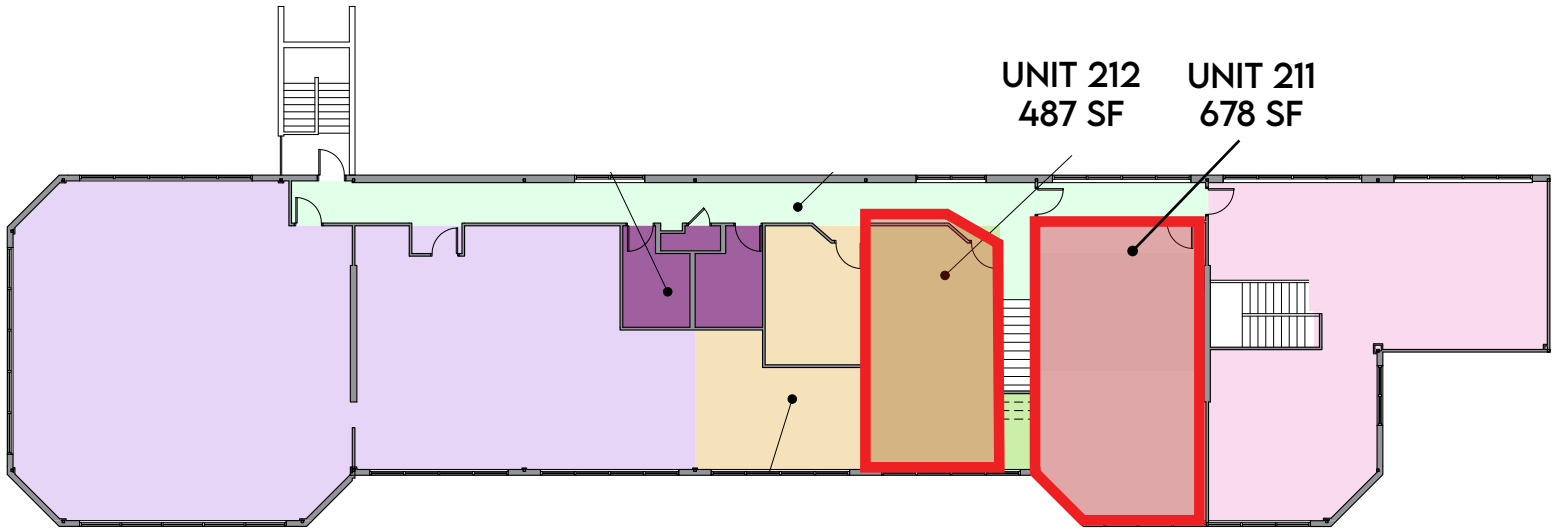
## SPACES AVAILABLE

- SUITE 211 - 678 SF - \$848.00/MONTH MG
- SUITE 212- 487 SF - \$609.00/MONTH MG



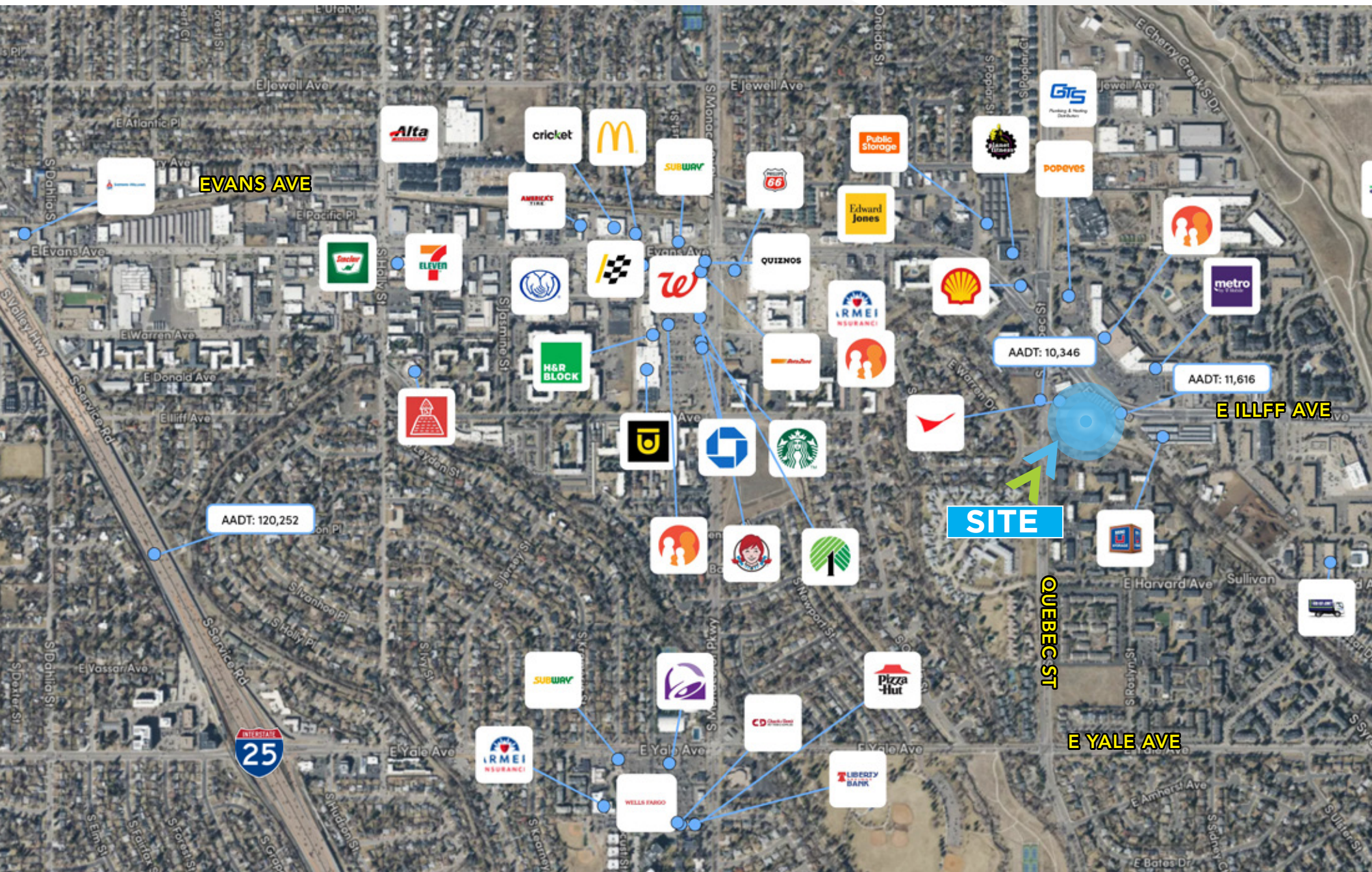
- Affordable office space opportunity near Glendale and the Denver Tech Center
- Convenient access to I-25, I-225, and major southeast Denver corridors
- Ample on-site and nearby street parking available

# PROPERTY PHOTOS



2 Level 2 (Tenants)  
1/16" = 1'-0"

# LOCATION OVERVIEW



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DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	22,445	186,591	451,594
2025 Estimate	21,974	201,280	499,970
Growth 2025-2030	2.1%	2.2%	2.3%
Average Age	39	40	40
Average Household Income	\$109,300	\$114,000	\$130,300
BUSINESS			
Employees	20,549	201,280	499,970

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