

# 4875 E Evans Ave

4875 E Evans Ave, Denver, CO 80222

Presented by  
4875 E Evans LLC



## Price: \$14.94 /SF/YR

Mixed use 4,256 square feet updated in 2021 with a lobby & office space in front, open space in the rear with tall ceilings. A large roll up door makes loading/ unloading easy. Location is in a high traffic area on Evans Ave, with easy access to I-25. Rear of the property has additional parking, and is fenced.

<https://reporting.loopnet.com/report/76c18480-0f70-4e24-93c2-6746f2748544>

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High traffic corridor. Renovated in 2021. Multi use flex space.

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**4875 E Evans LLC**

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Front Lobby

## Listing space

### 1st Floor Ste 102

Space Available	4,256 SF
Rental Rate	\$14.94 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Approximately 4,256 square feet available for lease. Front of the unit is recently finished for retail, with great natural light, a drop ceiling, reception area, conference room, three offices, two bathrooms. Back of the unit is open ceiling with exposed ductwork for heating and cooling. Part of the back has partitioned rooms, part is completely open. A 10 foot roll up door makes loading/unloading easy. Building is in a high traffic area on Evans Ave, easy access to I-25. Rear of the property has additional parking, and is fenced.

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## Property Photos



Evans Ave Looking West



Office



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## Property Photos



Open Area, Looking Back to Front



Open Area, Looking Front to Back

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## Property Photos



Hallway Front to Rear



One of Two Bathrooms

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## Property Photos



Utility Closet



10' Door, Insulated



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## Property Photos



Back of Building



West Side of Building

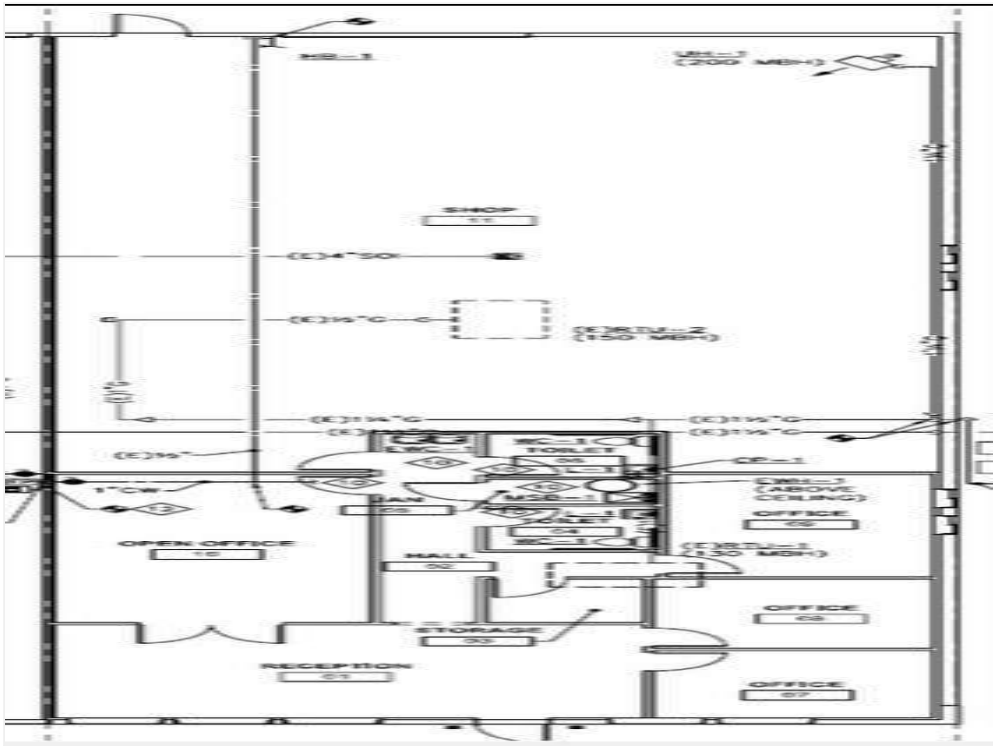
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## Property Photos



Evans Ave Looking East



4875 Floorplan

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## Location

