

# 7055 EAST EVANS AVENUE

SUITE 130, 200 & 300 | DENVER, CO 80224

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## **BUILDING INFORMATION**

» Property Size: 18,893 SF

» Available Space: Suite 130 1,812 SF

**Suite 200** 4,655 SF

Suite 300 4,931 SF

Contiguous SF 9,586 SF

» Stories: Three (3)

Lease Rate: \$16.00-\$18.00/SF FS

Parking: Free Surface

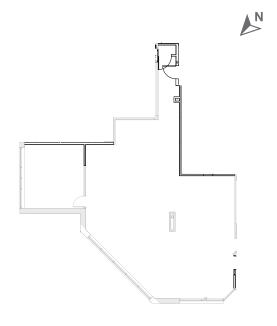
## Features & Amenities

- >> New Exterior and Lobby Updates!
- New Common Area Conference/ Training Room!
- >> High traffic area
- Right off E. Evans Ave. & S. Quebec St.
- Easy access to I-25 & Colorado Blvd.
- Numerous restaurant and retail amenities nearby
- Canvas Credit Union on-site

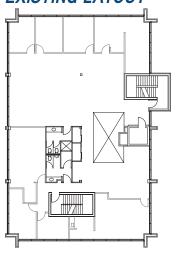
## **FLOOR PLANS**

## **SUITE 130** 1,812 SF

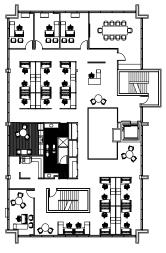
- Move In Ready
- Right Off Main **Building Lobby**
- **High Ceilings**



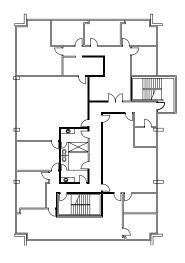
## **SUITE 200** 4,655 SF EXISTING LAYOUT



## **CONCEPTUAL**



## **SUITE 300** 4,931 SF





## **ENTERTAINMENT**

- 1. Colorado Athletic Club
- 2. Jason's Billiards II
- 3. Skyline Acres
- 4. Crossfit Cherry Creek
- 5. Cook Park
- 6. City of Chennai Park
- 7. James A. Bible Park



## **RETAIL**

- 1. Crossville Studios
- 2. Safeway
- 3. Big Lots
- 4. Dollar Tree

### **RESTAURANTS**

- 1. Comrade Brewing Company
- 2. La Fogata
- 3. Milo's Sports Tavern
- 4. Starbucks
- 5. Chakas

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