

OFFICE SPACE FOR LEASE

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Accelerating success.



7055 EAST EVANS AVENUE

SUITE 130, 200 & 300 | DENVER, CO 80224

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

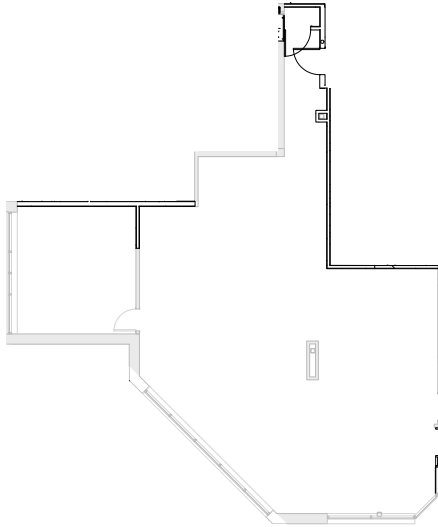
- » New Exterior and Lobby Updates!
- » New Common Area Conference/ Training Room!
- » High traffic area
- » Right off E. Evans Ave. & S. Quebec St.
- » Easy access to I-25 & Colorado Blvd.
- » Numerous restaurant and retail amenities nearby
- » Canvas Credit Union on-site

FLOOR PLANS

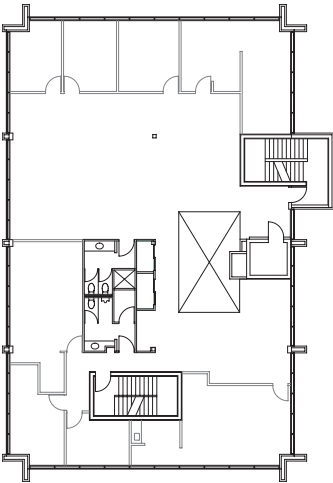


SUITE 130 1,812 SF

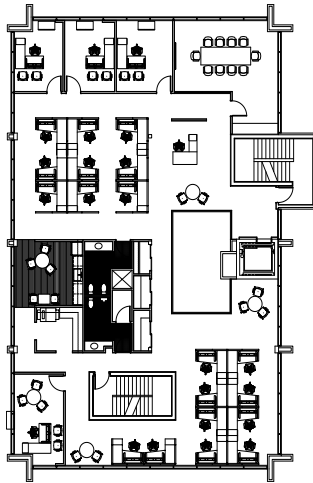
- Move In Ready
- Right Off Main Building Lobby
- High Ceilings



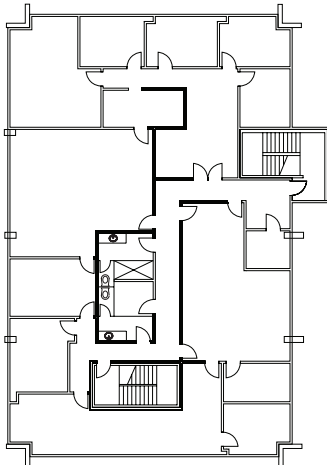
SUITE 200 4,655 SF EXISTING LAYOUT



CONCEPTUAL



SUITE 300 4,931 SF



AMENITIES



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

