## FLEX BUILDING FOR LEASE

2050 S. Cherokee St. Denver, CO 80223



## **PROPERTY INFORMATION**

• Building Size: 5,000 SF

• Lease Rate (NNN): \$16.00 SF

• Operating Expenses: \$6.70 SF (est. 2024)

· Available: July 1, 2024

County: Denver

Parking: 4 stalls & 1 Drive-In

Ceiling Height: 15ft in warehouse area

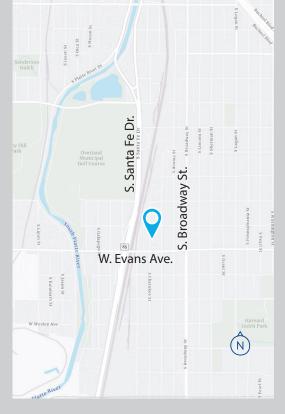
Zoning: I-A UO-2

Layout: 4 private rooms with floor drainage and

2 restrooms



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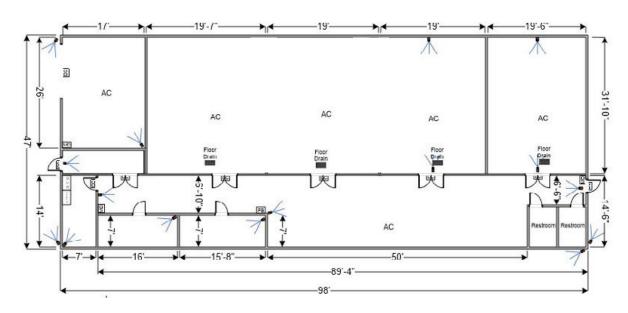


## **PROPERTY HIGHLIGHTS**

- Daytime populations from 15,449 to 617,061 within 5 mile radius.
- Household income \$109,000 within
  1mile radius
- Accessible from Evans & Hwy 85
- 5 min walk from the RTD Evans Station



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