



PRICE: \$5,600 PER MONTH MG

LOT SIZE: .14 acres BUILDING SIZE: 4,349

**FOR LEASE**

**2168 S. Birch St**

Denver, CO 80222

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**Del Elmagbari**

Principal

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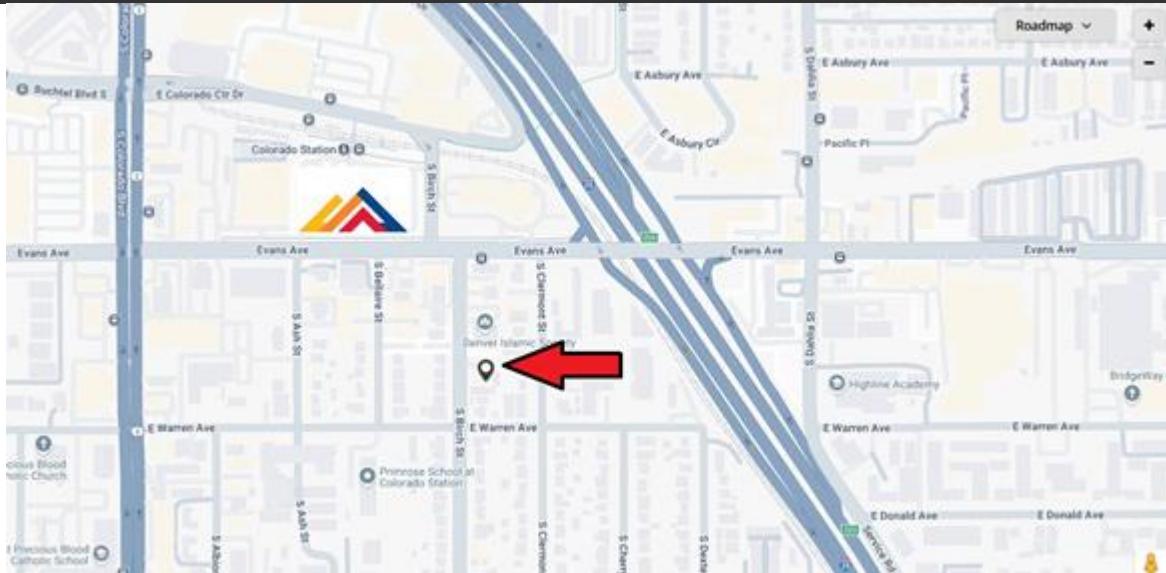
**SBC**™

**\*NEXT TO EVANS LIGHT RAIL**

**\*MEDICAL OFFICE**

**\*5 OFFICES AND 2 LARGE ROOMS**

**\*LIVE WORK POSSIBLE**



## PROPERTY DESCRIPTION

Prime Office Space for Lease – Steps from Evans Light Rail Station. Ideal for a live/work setup, this versatile office space is zoned for medical, dental, nonprofit, daycare, and more. Featuring five private office suites, two large rooms, and ample parking, the property is perfectly suited for businesses seeking convenience and accessibility. Located in a thriving neighborhood near I-25, tenants will enjoy seamless commuting with direct access to the Evans Light Rail Station and major thoroughfares. Don't miss this opportunity to establish your business in a highly desirable location.

## PROPERTY HIGHLIGHTS

- Great Location
- Ample Parking
- Easy Access
- G-RO-3 Zoning

## Demographics >

|                             | 1 mile   | 3 miles  |
|-----------------------------|----------|----------|
| Population                  | 16,907   | 170,937  |
| Households                  | 7,748    | 79,796   |
| Median Age                  | 39       | 37.80    |
| Median HH Income            | \$80,299 | \$86,118 |
| Daytime Employees           | 22,131   | 101,579  |
| Population Growth '24 - '29 | ▲ 0.37%  | ▲ 1.40%  |
| Household Growth '24 - '29  | ▲ 0.25%  | ▲ 1.40%  |

# PROPERTY SUMMARY

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