



PRICE: \$5,600 PER MONTH MG

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

FOR LEASE

2168 S. Birch St

Denver, CO 80222

Del Elmagbari

Principal

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303.356.9922



PROPERTY SUMMARY



***NEXT TO EVANS LIGHT RAIL**

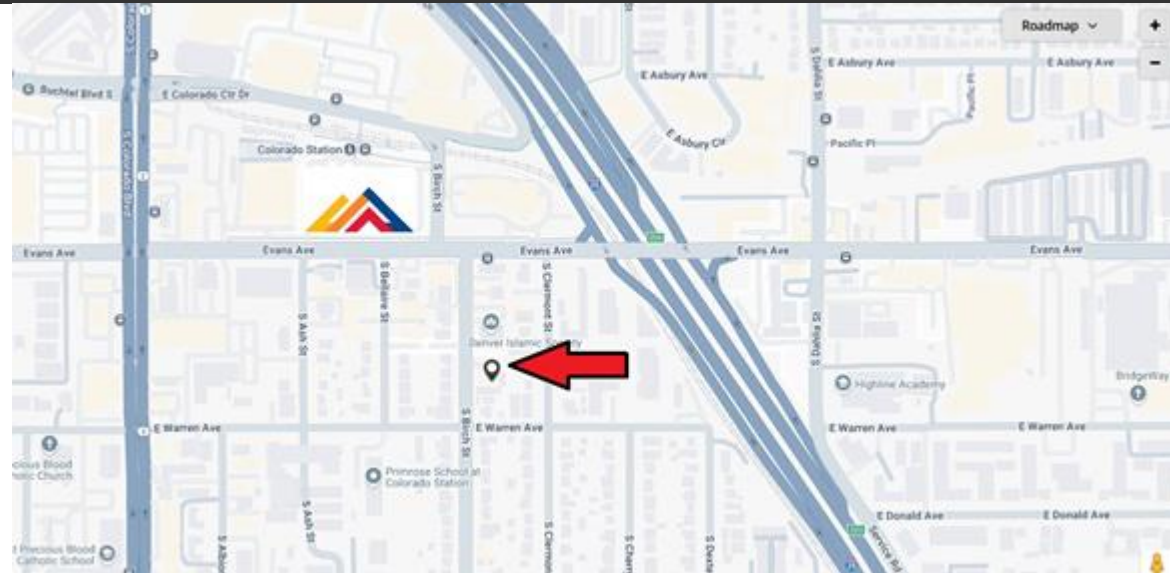
***MEDICAL OFFICE**

***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.



Lease Rate:	\$15.45 MG
Building Size:	4,349 SF
Lot Size	.14 acres

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

