



# FOR LEASE

2,000 SF Office Warehouse Unit With Drive Through 10'X10' Doors

2111 South Jason Street | Denver, CO 80223



## CONTACT:

### BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



## OFFERING SUMMARY

<b>Available SF:</b>	2,000 SF
<b>Lease Rate:</b>	\$19.00/sf MG
<b>Lot Size:</b>	6,250 SF
<b>Building Size:</b>	4,000 SF
<b>Grade Level Doors:</b>	4
<b>Ceiling Height:</b>	12.0 FT
<b>Year Built:</b>	1973
<b>Zoning:</b>	I-A

## PROPERTY HIGHLIGHTS

- Two months of abated rent with a three-year term or longer!
- 2,000 SF available for lease
- Lease for just \$3,167/mth MG
- Each 2,000 SF space has two 10'x10' drive through doors
- Minimal office buildout
- Zoned I-A industrial in Denver County

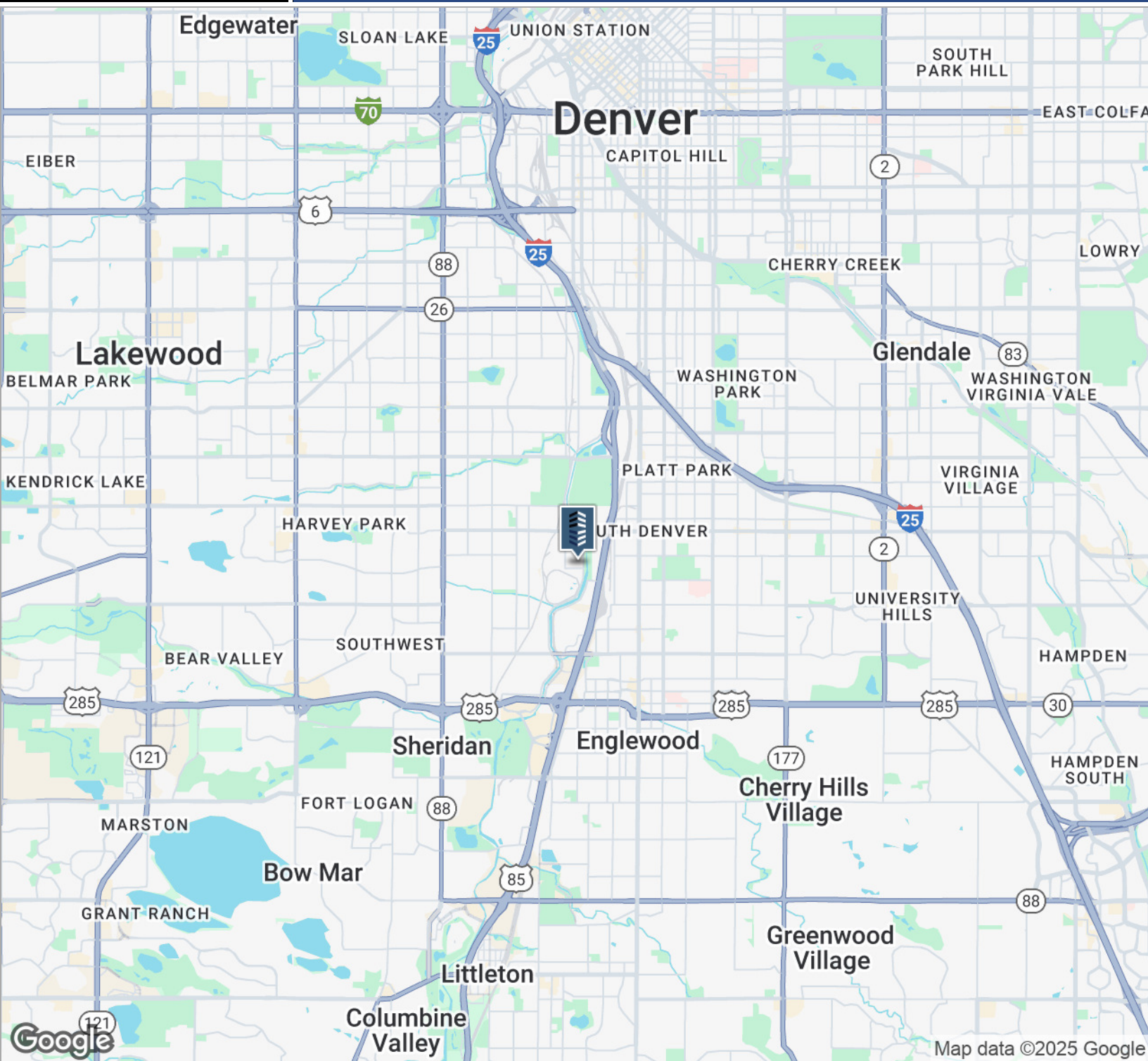


# 2,000 SF OFFICE WAREHOUSE UNIT WITH DRIVE THROUGH 10'X10' DOORS





# 2,000 SF OFFICE WAREHOUSE UNIT WITH DRIVE THROUGH 10'X10' DOORS



## CONTACT:

**BRAD GILPIN**  
SENIOR VICE PRESIDENT  
303.512.1196  
bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.