

# HOLLY HILLS OFFICE PARK

2140 S HOLLY ST, DENVER, CO 80222

PROPERTY SUMMARY

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Leasing opportunity available! Recently updated offices with easy access to I-25.

## PROPERTY HIGHLIGHTS

- Oversized Lot with Over 60 Parking Spaces
- Many Offices Recently Updated
- Right Off of Evans Ave and South Holly Street
- Easy Access to I25
- Massive Windows with Westward views

## OFFERING SUMMARY

Lease Rate:	\$8,000.00 SF/month (Full Service)
Available SF:	9,378 SF
Lot Size:	0.506 Acres
Building Size:	9,378 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	623	2,169	8,099
Total Population	1,287	4,693	18,020
Average HH Income	\$95,305	\$106,194	\$121,481



JAMIE MITCHELL

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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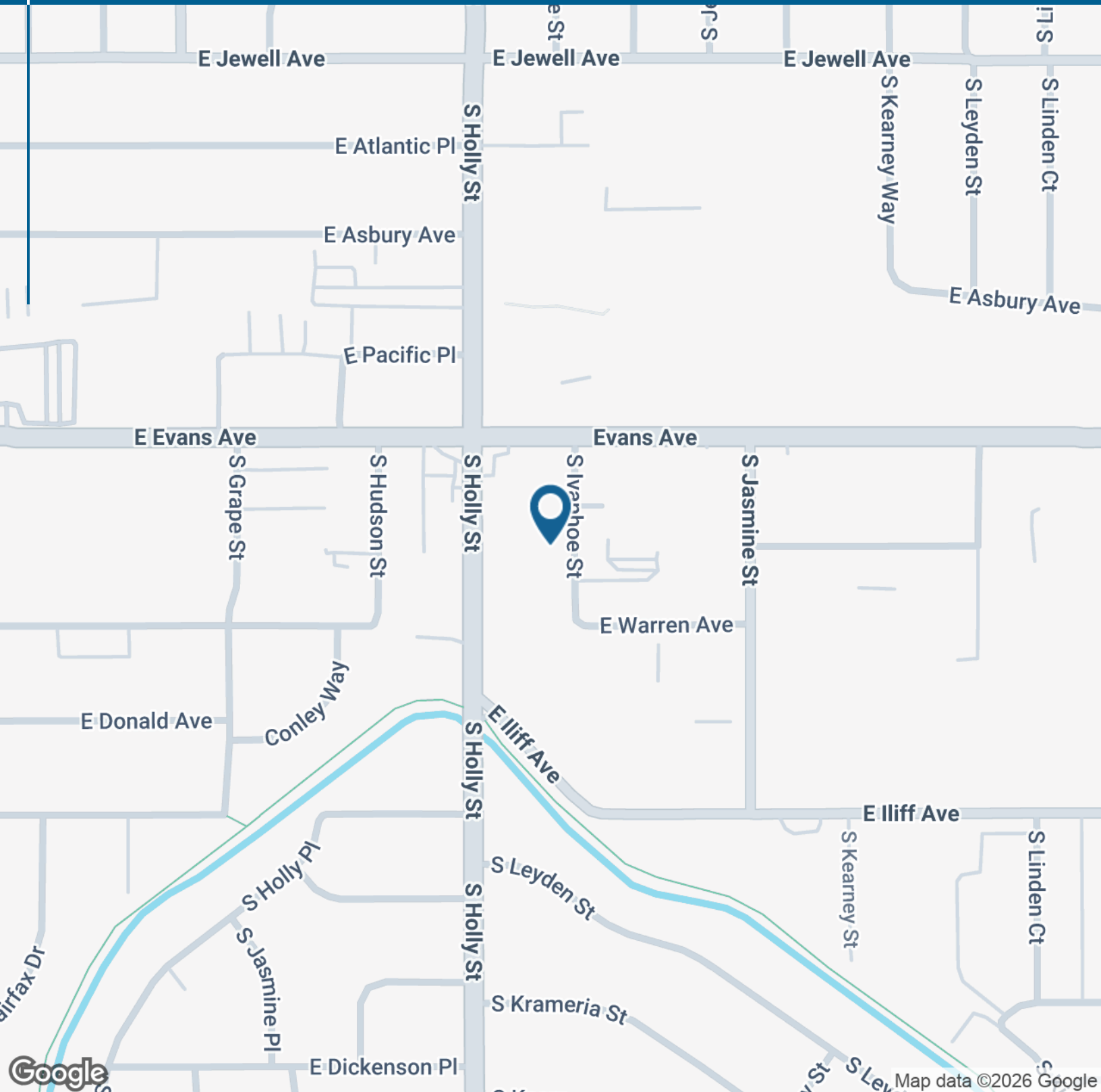
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LOCATION MAP

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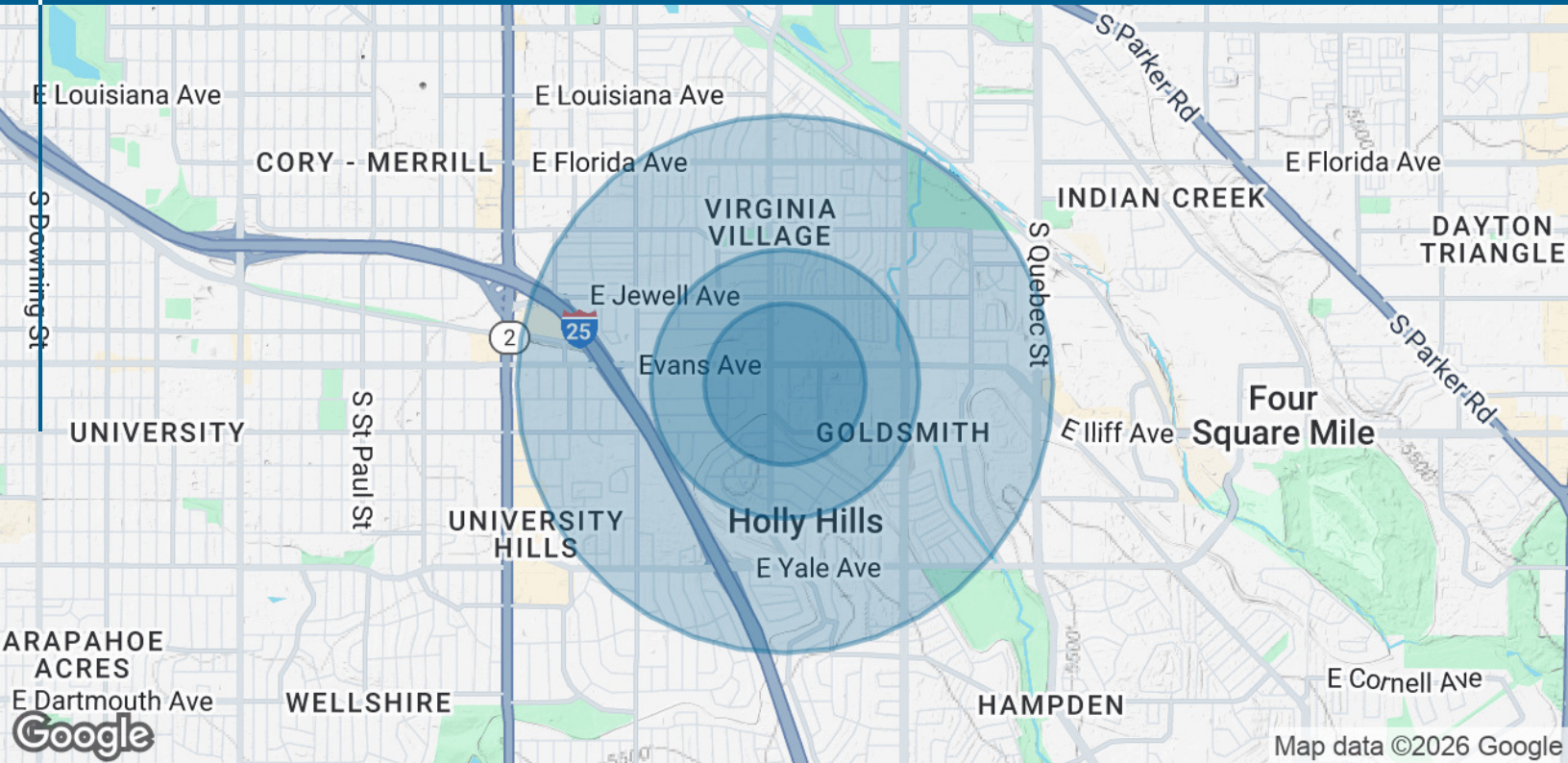


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,287	4,693	18,020
Average Age	39	40	42
Average Age (Male)	38	39	41
Average Age (Female)	40	41	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	623	2,169	8,099
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$95,305	\$106,194	\$121,481
Average House Value	\$646,631	\$663,652	\$695,248

Demographics data derived from AlphaMap