

# 3RD FLOOR AVAILABLE FOR LEASE



## HIGH VOLUME DOCTORS OFFICE

6850 E EVANS AVE. DENVER, CO 80224



LEASE RATE

**\$8.95/SQFT + NNN**

SIZE

**3,500 SQFT**

TERM

**3-YEAR BASE TERM**

This space is ideal for businesses looking for a versatile and professional office setting with the flexibility to adapt to unique requirements.

- Positioned on the 3rd floor with an open floor plan and elevator access, ideal for flexible office layouts.
- On-site parking is available for both employees and visitors.
- Tenant Improvement (TI) options are available for well-qualified tenants.
- Conveniently located near major highways and public transportation, offering easy access for your team and clients.

Don't miss the opportunity to establish your business in this prime location.

Call if you would like more information  
[303-720-9410](tel:303-720-9410)

Or if there's anything that I could help with  
for your real estate investment

**FRED LOUIS**

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