

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Evans East Professional Building

5800 E. Evans Ave., Denver, CO 80222

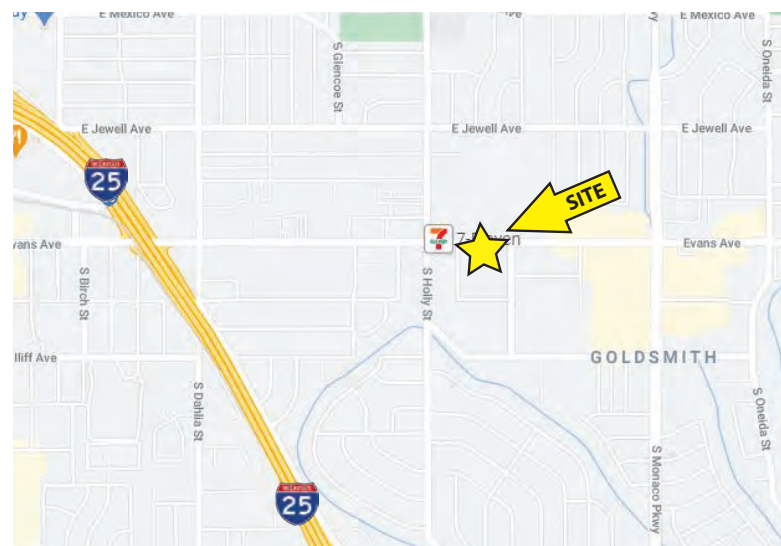


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Overview	
<b>Building:</b>	12,583± SF
<b>Available:</b>	1,440± SF
<b>Parking:</b>	70 Spaces (5.27:1,000 ratio)
<b>Lease Rate:</b>	\$12.00/SF Full Service Gross

Located about ½ mile east of I-25 on busy E. Evans Ave., the Evans East Professional Building currently offers one suite for lease. Suite 204, a 1,440± SF office offers three private offices, reception area & open space. Abundant off-street parking. Responsive on-site ownership. There are numerous nearby retail and restaurant amenities.



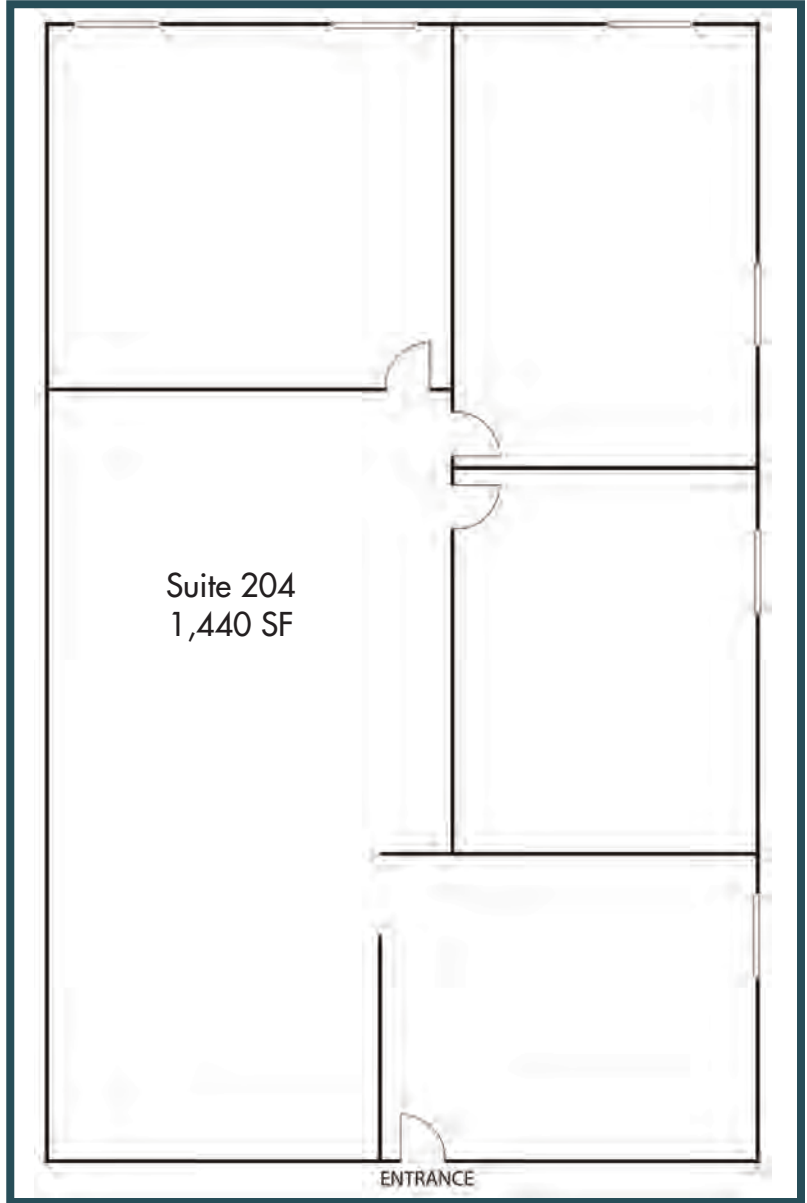
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	19,193	188,986	456,677
 Households	8,599	90,782	217,394
 Medium Income	\$64,713	\$67,276	\$68,199
 Medium Age	38.60	36.60	36.70
 Traffic	43,757 vpd - E. Evans Ave at S. Leyden St.		