

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

## Evans Business Plaza Flex For Lease

2180 S. Ivanhoe St., Denver, CO 80222

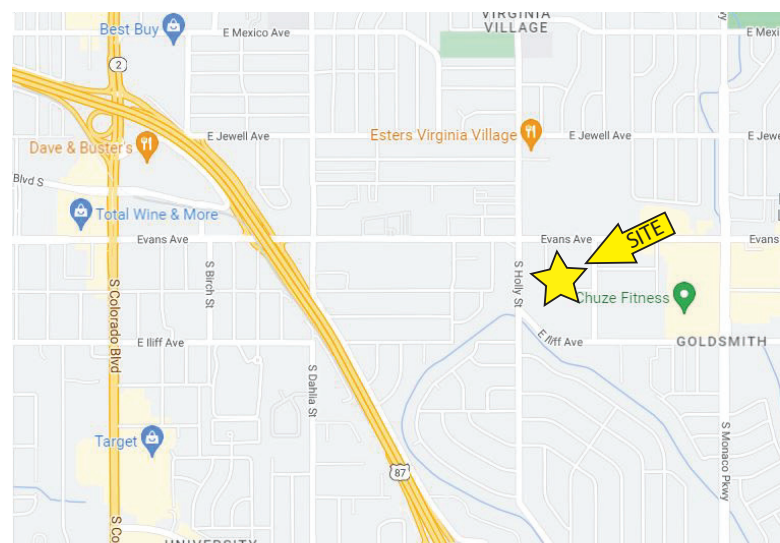


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<b>Building:</b>	18,096± SF
<b>Available:</b>	2,123± SF (1 Unit Available)
<b>Parking:</b>	26 Spaces
<b>Power:</b>	3-Phase
<b>Lease Rate:</b>	\$14.00/SF NNN
<b>Est. NNN's:</b>	\$5.50± /SF

Newly renovated flex spaces available for lease. Each space has approximately 1,000 sf of warehouse space plus office build-out. Varying sizes of spaces are available. All warehouses have 10x10 drive-in doors. Great for light industrial, last mile fulfillment, etc. Landlord is also a tenant in the building. Each unit has separate metering.



**Fuller Real Estate**  
(303) 534-4822

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**Travis Wanger**  
(720) 974-2790 direct  
(303) 888-1061 mobile  
TWanger@FullerRE.com

**Alex Scott**  
(720) 287-5417 direct  
(972) 207-8877 mobile  
AScott@FullerRE.com

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AVAILABLE SUITES			
Unit #	Warehouse	Office	Monthly Rates*
S1	Leased		
S2	Leased		
S3	Leased		
S4	993 SF	1,130 SF	\$3,449.88
S5	Leased		
S6	Leased		
S7	Leased		
*Gas & Electric Billed Separately and Water Billed Quarterly Per Pro Rata Share			

Individual floorplans available thru the listing brokers.



DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	19,560	187,904	454,859
	Households	8,817	90,584	217,314
	Medium Income	\$74,071	\$73,683	\$74,172
	Medium Age	38.80	37.80	38.00