

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Evans Business Plaza Flex For Lease

2180 S. Ivanhoe St., Denver, CO 80222

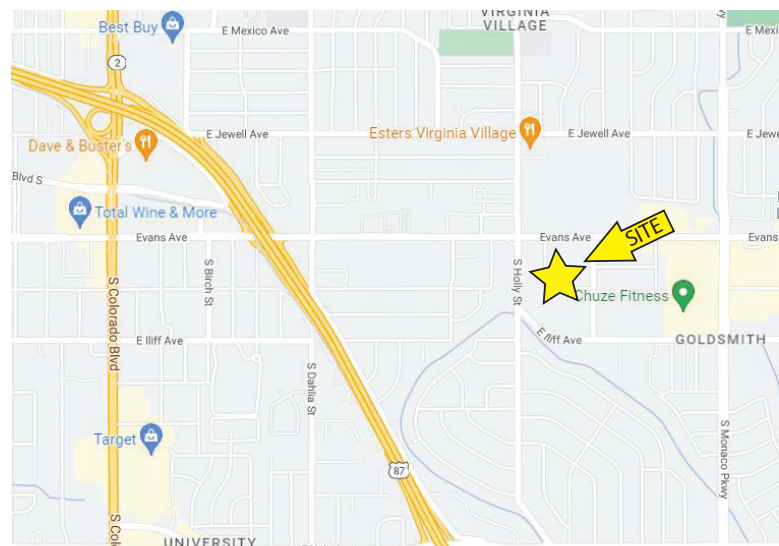


www.FullerRE.com



Building:	18,069± SF
Available:	4,923± SF (2 Units Available)
Parking:	26 Spaces
Power:	3-Phase
Lease Rate:	\$14.00/SF NNN - \$16.50 NNN
Est. NNN's:	\$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.



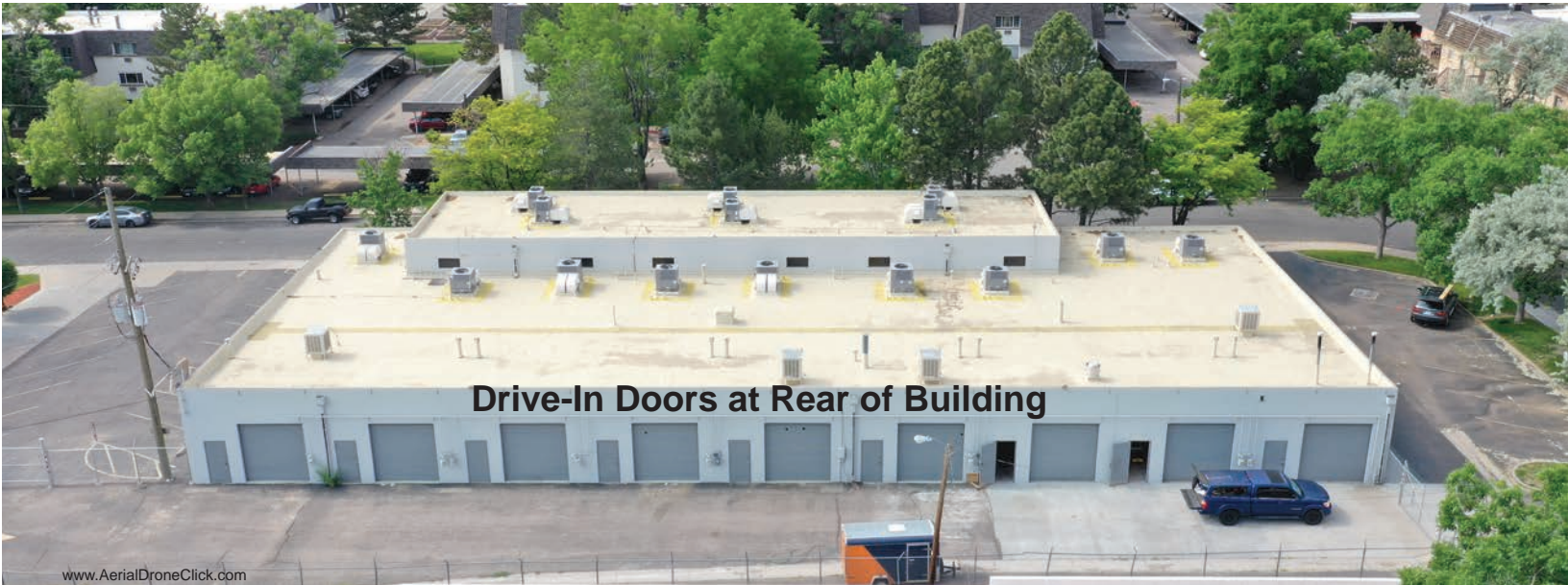
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AVAILABLE SUITES			
Unit #	Warehouse	Office	Monthly Rates*
S1	Leased		
S2	Leased		
S3	Leased		
S4	993 SF	1,328 SF	\$3,771.63
S5	Leased		
S6**	1,000 SF	1,602 SF	\$4,770.33
S7	Leased		

* Gas & Electric Billed Separately and Water Billed Quarterly Per Pro Rata Share
 ** Unit 6 has the potential to be delivered furnished



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