



Highline Canal Office Space For Lease

2250 S. Oneida St., Denver, CO 80224



BUILDING OVERVIEW

Building SF: 21,876± SF
Lot Size: 0.82 AC
YOC: 1973
Parking: 100 Spaces / 3.5:1,000 ratio

CURRENT AVAILABILITY

Suite 100 - 3,383± SF
Suite 102 - 3,069± SF
Suite 201 - 875± SF

PROPERTY HIGHLIGHTS

- Easily accessible location
- Updated common areas
- Ample on-site parking
- Great natural light
- One elevator
- Responsive, on-site management
- Secure building
- On the Highline Canal

FOR LEASE - \$15.00/SF Full Service



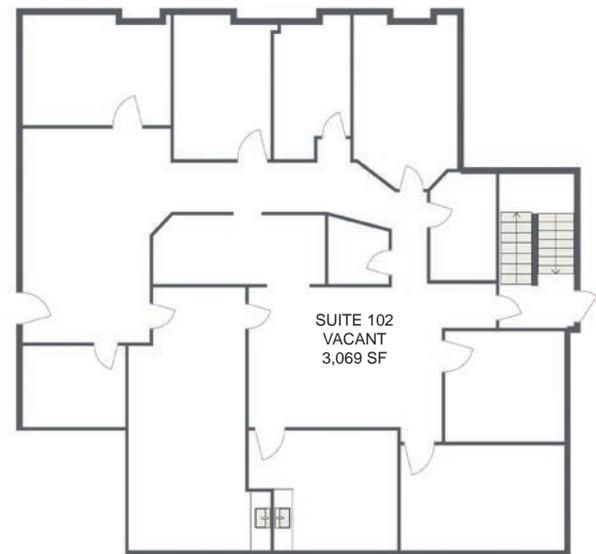
Fuller Real Estate
 (303) 534-4822

**Brokerage Disclosure
 to Tenant**

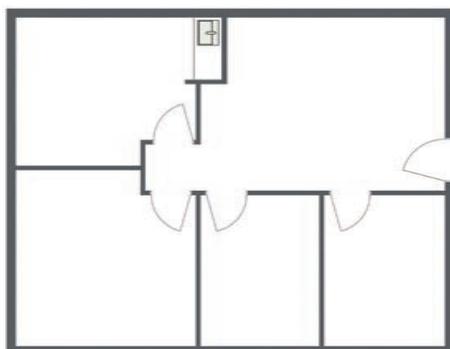
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Floorplans provided as a visual reference only and may not be accurate.



SUITE 201
VACANT
875 SF

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	21,651	192,427	442,624
Households	9,922	91,795	207,279
Median HH Income	\$70,594	\$69,411	\$73,535
Median Age	37.20	37.50	38.00
Traffic	34,902 vpd - Evans Ave @ S Oneida St		