

Highline Canal Office Space For Lease

2250 S. Oneida St., Denver, CO 80224



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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 - \$14.00/SF FSG
Suite 102 -	3,069± SF - \$16.00/SF FSG
Suite 201 -	875± SF - \$13.00/SF FSG

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 - \$13-\$16/SF Full Service

Fuller Real Estate
(303) 534-4822

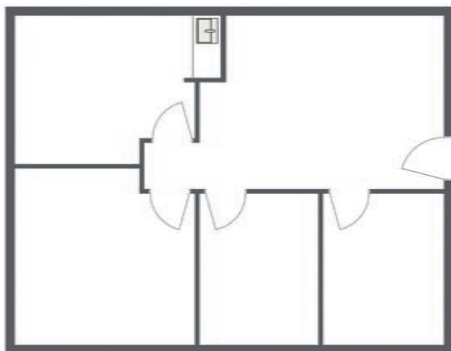
**Brokerage Disclosure
to Tenant**

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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		