Highline Canal Office Space For Lease

2250 S. Oneida St., Denver, CO 80224



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CURRENT AVAILABILITY	PROPERTY INFORMATION:		
Suite 100: 3,383± RSF	Building SF: 21,867± Sq.Ft.		
Suite 205: 836± RSF	Available: 7,250± Sq.Ft.		
Suite 313: 863± RSF	Lot Size: 0.82 AC		
Suite 315: 1,177± RSF	YOC: 1973		
	Parking: 100 Spaces (3.5/1,000 ratio)		

\$15.00/SF Full Service Gross

Unique 3-story office building in a great location right off E. Evans Ave. at S. Oneida St. The building offers a convenient SE Denver location, updated common areas, and offers lots of natural light. Backs up to Highline Canal. Available suites vary in size and finishes. Ample on-site parking on a quiet street. Come join lawyers, non-profits, and therapy tenants in this affordable property.

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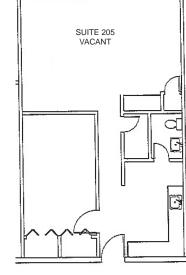


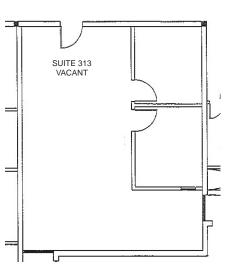
5300 DTC Pkwy, #100 | Greenwood Village | CO |80111 | FAX: 303-534-9021



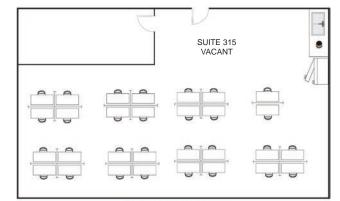
Floorplans provided as a visual reference only and may not be accurate.







DEMO	GRAPHICS	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 vpc	d - Evans Ave	@ S Oneida St



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.