LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Highline Canal Office Space For Lease

2250 S. Oneida St., Denver, CO 80224

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CURRENT AVAILABILITY

Suite 100:	3,383± RSF
Suite 205:	836± RSF
Suite 300:	991± RSF

$15.00/SF Full Service Gross

PROPERTY INFORMATION:

Building SF:	21,867± Sq.Ft.
Available:	5,210± Sq.Ft.
Lot Size:	0.82 AC
YOC:	1973
Parking:	100 Spaces (3.5/1,000 ratio)

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.

Fuller Real Estate
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Click for Brokerage Disclosure

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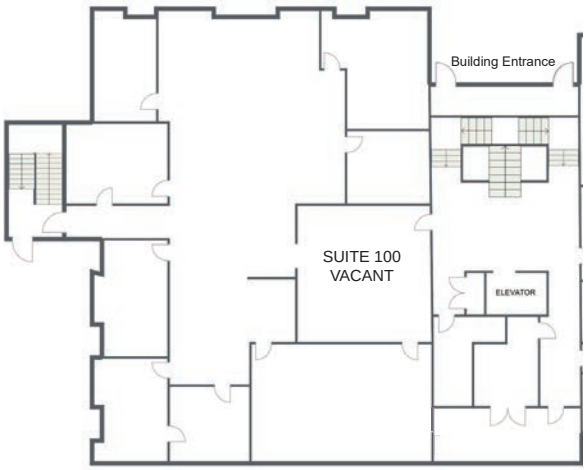
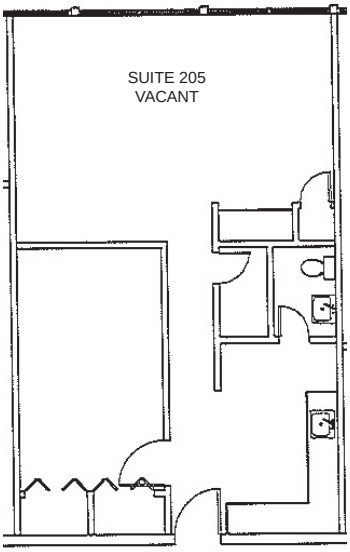
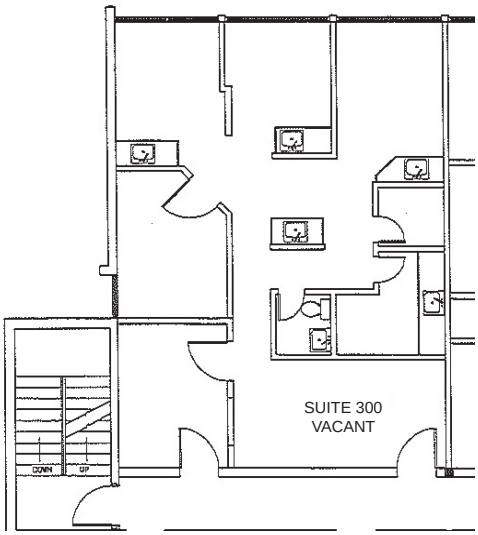
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	21,651	192,427	442,624
Households	9,922	91,795	207,279
Median HH Income	$70,594	$69,411	$73,535
Median Age	37.20	37.50	38.00
Traffic	34,902 vpd - Evans Ave @ S Oneida St		







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

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