

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

PROPERTY HIGHLIGHTS

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.

FOR LEASE - \$15.00/SF Full Service



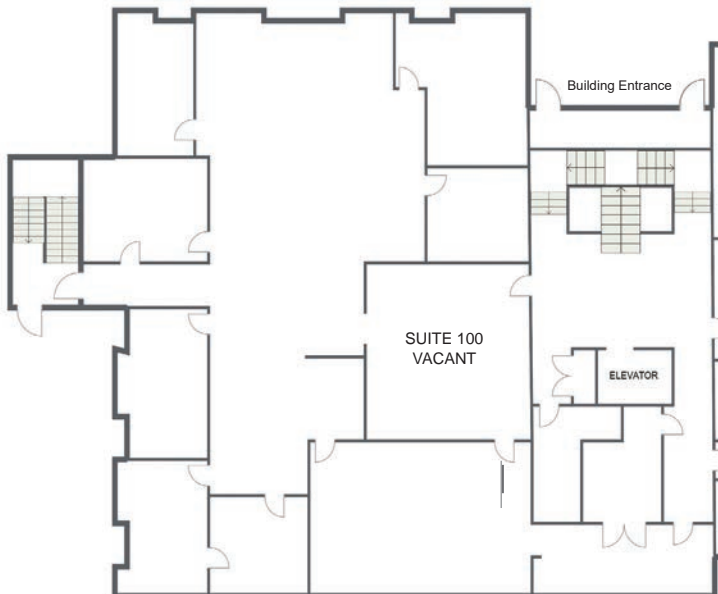
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**Brokerage Disclosure
to Tenant**

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

DEMOGRAPHICS



Population

1 Mile

3 Miles

5 Miles

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