

Highline Canal Office Space For Lease

2250 S. Oneida St., Denver, CO 80224



www.FullerRE.com



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**

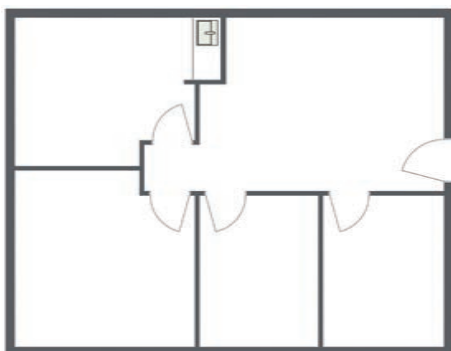
Alex Scott
(720) 287-5417 direct
(972) 207-8877 mobile
AScott@FullerRE.com

Travis Wanger
(720) 974-2790 direct
(303) 888-1061 mobile
TWanger@FullerRE.com

Hayley Konowalchuk
(720) 974-2792 direct
(619) 742-5525 mobile
HKono@FullerRE.com



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