

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Evans Business Plaza Flex For Lease

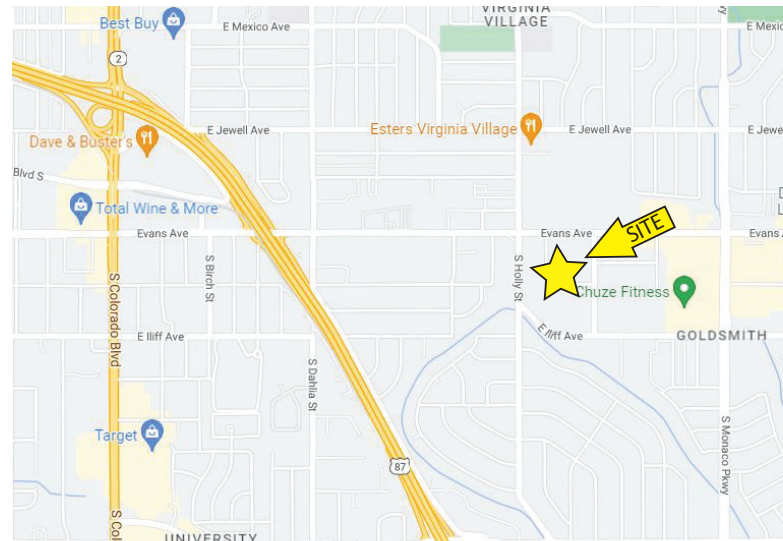
2180 S. Ivanhoe St., Denver, CO 80222



www.FullerRE.com



<b>Building:</b>	18,069± SF
<b>Available:</b>	7,177± SF (3 Units Available)
<b>Parking:</b>	26 Spaces
<b>Power:</b>	3-Phase
<b>Lease Rate:</b>	\$14.00/SF NNN - \$16.50 NNN
<b>Est. NNN's:</b>	\$5.50± /SF



Newly renovated flex spaces available for lease. Each space has approximately 1,000 sf of warehouse space plus office build-out. Varying sizes of spaces are available. All warehouses have 10x10 drive-in doors. Great for light industrial, last mile fulfillment, etc. Landlord is also a tenant in the building. Each unit has separate metering.

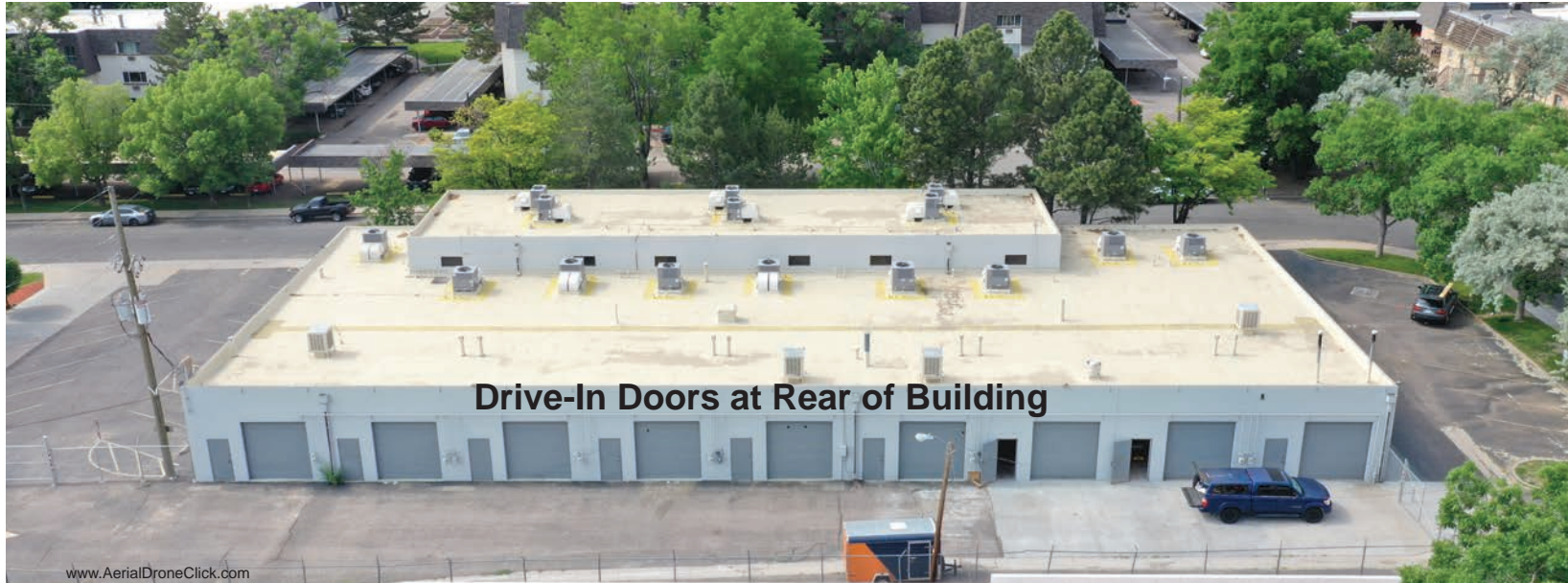
Fuller Real Estate  
(303) 534-4822

Brokerage  
Disclosure

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

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

©2024 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.



Drive-In Doors at Rear of Building

www.AerialDroneClick.com



AVAILABLE SUITES			
Unit #	Warehouse	Office	Monthly Rates*
S1	Leased		
S2	Leased		
S3	Leased		
S4	993 SF	1,328 SF	\$3,771.63
S5	1,000 SF	1,254 SF	\$3,850.58
S6**	1,000 SF	1,602 SF	\$4,770.33
S7	Leased		

\* Gas & Electric Billed Separately and Water Billed Quarterly Per Pro Rata Share  
 \*\* Unit 6 has the potential to be delivered furnished



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	19,560	187,904	454,859
Households	8,817	90,584	217,314
Medium Income	\$74,071	\$73,683	\$74,172
Medium Age	38.80	37.80	38.00