

# Evans Business Plaza Flex For Lease

2180 S. Ivanhoe St., Denver, CO 80222



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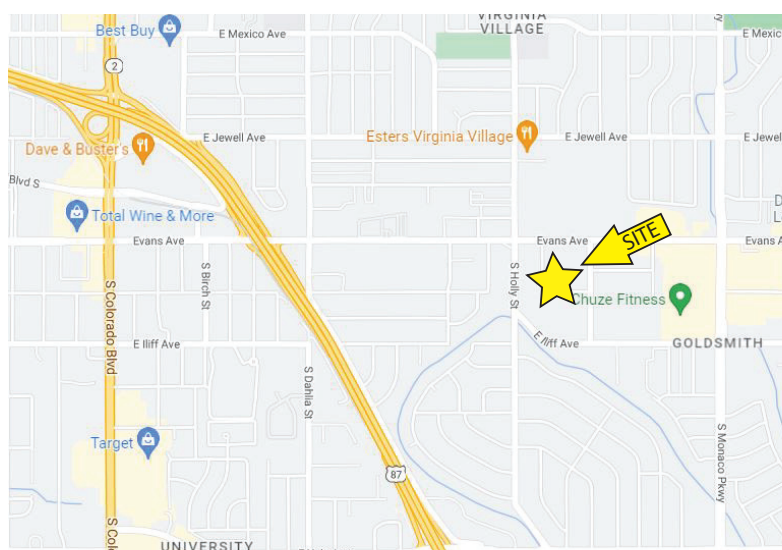
**For Lease: \$14-\$15/SF NNN**

## BUILDING OVERVIEW

<b>Building SF:</b>	18,069± SF
<b>Available SF:</b>	5,734± SF
<b>Parking:</b>	26 Spaces
<b>Power:</b>	3-Phase
<b>Lease Rate:</b>	\$14.00-\$15.00/SF 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.

## LOCATION MAP



**Fuller Real Estate**  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

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#### AVAILABLE SUITES

Unit #	Warehouse	Office	Monthly Rates*
S1	Leased		
S2	Leased		
S3	Leased		
S4	Leased		
S5	1,000 SF	1,254 SF	\$3,850
S6	Leased		
S7	Leased		
S8/S9	2,044 SF	1,436 SF	\$5,655

\* Gas & Electric Billed Separately and Water Billed Quarterly Per Pro Rata Share

#### DEMOGRAPHICS

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

Source: CoStar 2024