

Evans Business Plaza Flex For Lease

2180 S. Ivanhoe St., Denver, CO 80222



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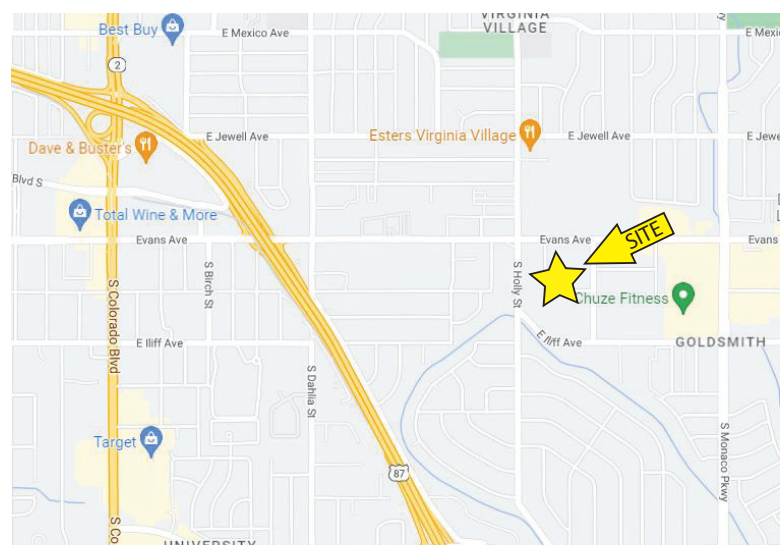
For Lease: \$14/SF NN

BUILDING OVERVIEW

Building SF:	18,069± SF
Available SF:	3,727± SF
Parking:	26 Spaces
Power:	3-Phase
Lease Rate:	\$14.00/SF NN
Est. NN's:	\$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**

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



www.FullerRE.com

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



AVAILABLE SUITES

Unit #	Warehouse	Office	Monthly Rates*
S1	Leased		
S2	1,000 SF	473 SF	\$2,394
S3	Leased		
S4	Leased		
S5	1,000 SF	1,254 SF	\$3,663
S6	Leased		
S7	Leased		
S8/S9	Leased		

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

DEMOGRAPHICS



Population

1 Mile

19,560

3 Miles

187,904

5 Miles

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

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