

Evans Business Plaza Flex For Lease

2180 S. Ivanhoe St., Denver, CO 80222



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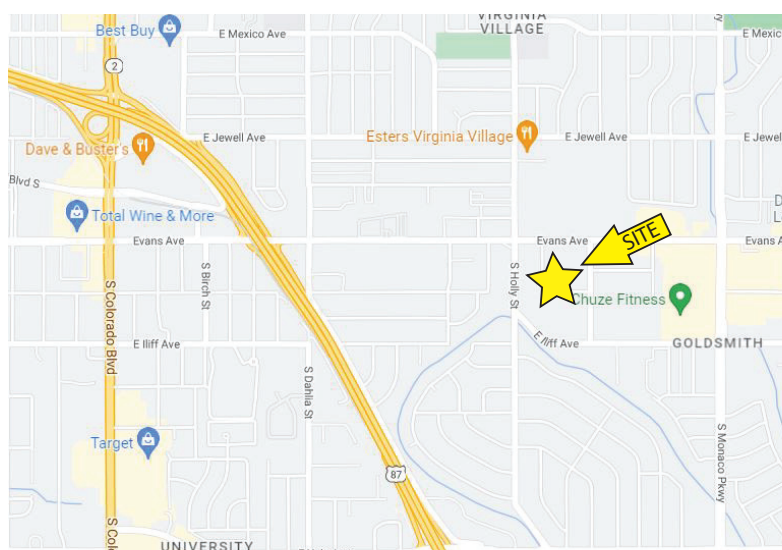
For Lease: \$14/SF NN

BUILDING OVERVIEW

Building SF:	18,069± SF
Available SF:	5,194± 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**

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AVAILABLE SUITES

Unit #	Warehouse	Office	Monthly Rates*
S1	1,000 SF	467 SF	\$2,383
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

	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