

# Denver Office Bldg for Sale

2137 S Birch Street, Denver, CO 80222



**For Sale: \$2,200,000** (\$286/SF)

## BUILDING OVERVIEW

<b>Total Building SF:</b>	7,670± SF
<b>Available SF:</b>	7,670± SF
<b>Lot Size:</b>	0.28± Acres (12,388 SF)
<b>YOC:</b>	1959 / 2017
<b>Parking:</b>	18 Surface (2.34/1,000)
<b>Taxes:</b>	\$28,611.34 (2025)
<b>Zoning:</b>	C-MX-5

## PROPERTY HIGHLIGHTS

- Great Two-story Office Building off Evans and I-25
- Provides Numerous Private Offices
- Updated Breakrooms (2)
- Downstairs Provides More Offices, Storage & Bathrooms With Showers
- Western Views
- Ample Parking
- Perfect for a Small Business
- Walking Distance to Colo. Blvd. Lightrail

Click drone for aerial video

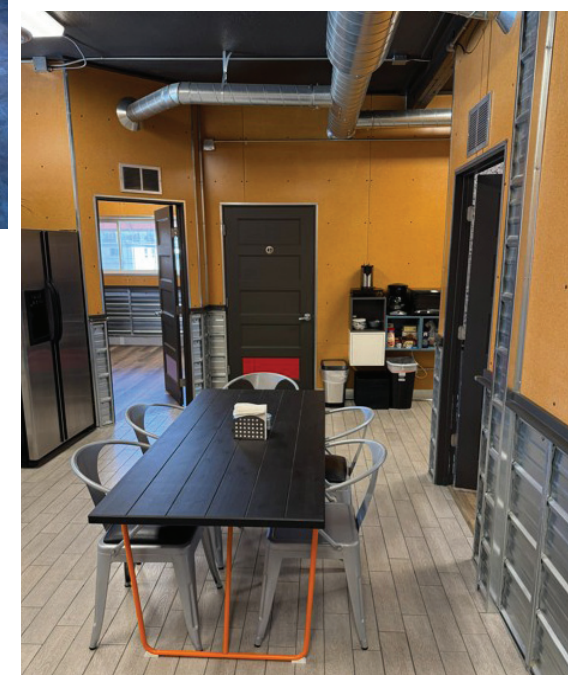
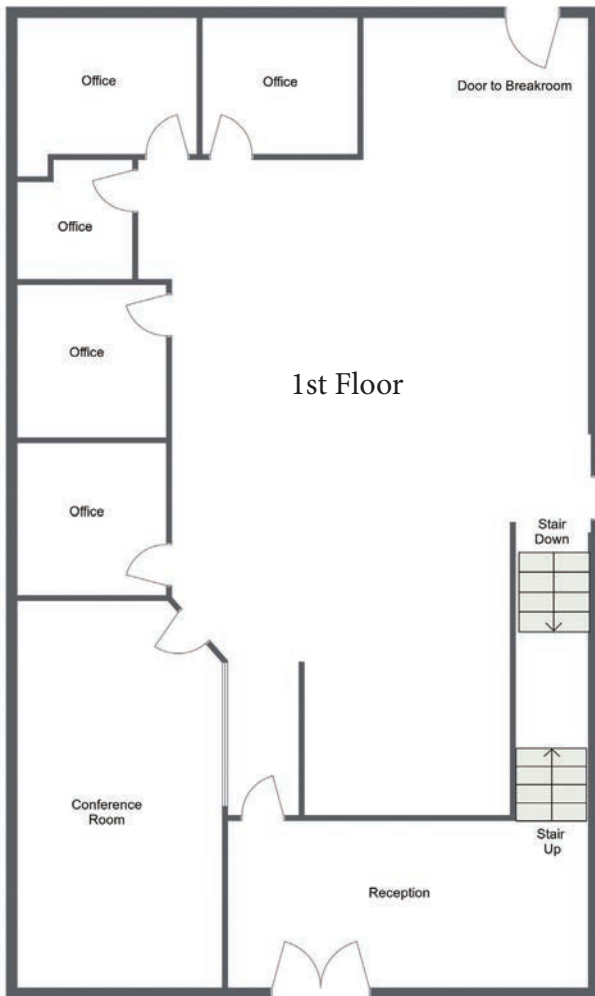
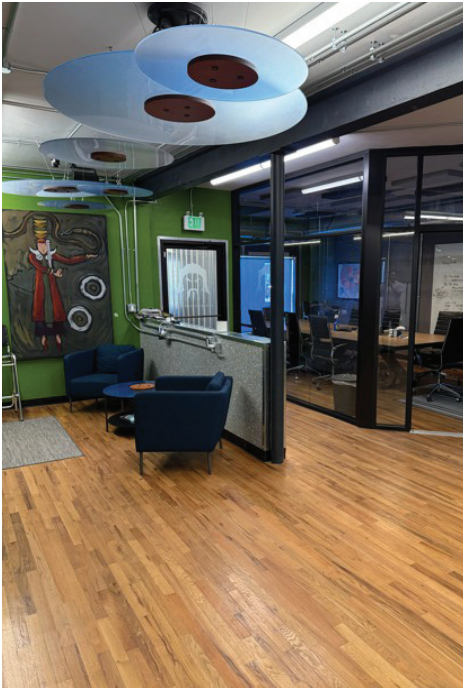


Fuller Real Estate  
(303) 534-4822

**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



Floorplans provided as a visual representation and may not be 100% accurate.