

Evans Business Plaza Flex For Lease

2180 S. Ivanhoe St., Denver, CO 80222



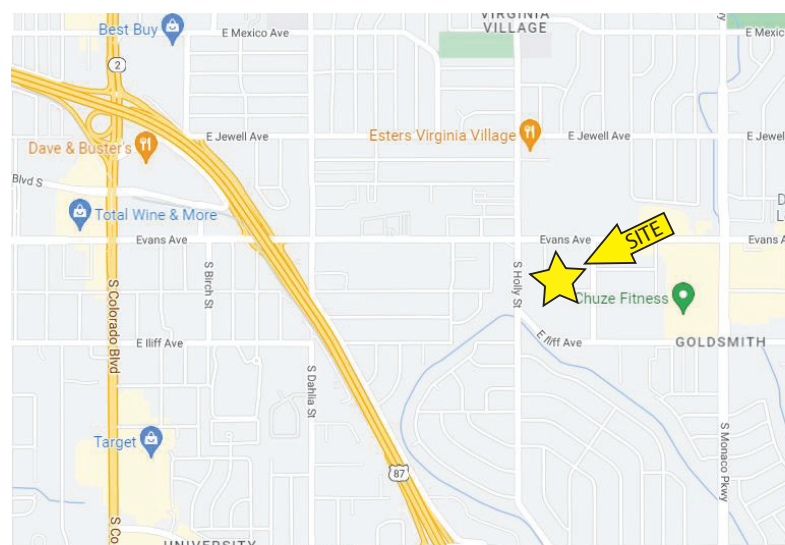
For Lease: \$14/SF NNN

BUILDING OVERVIEW

Building SF:	18,069± SF
Available SF:	6,396± SF
Parking:	26 Spaces
Power:	3-Phase
Lease Rate:	\$14.00/SF NNN
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	1,000 SF	1,321 SF	\$3,772
S5	Leased		
S6	1,000 SF	1,602 SF	\$4,228.25
S7	Leased		
S8/S9	Leased		

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

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.