

2311

S PLATTE RIVER DRIVE

DENVER, CO 80223

\$27.50 /SF/YR

 **PMG REALTY**
pmgrealtyco.com

INDUSTRIAL / FLEX WAREHOUSE FOR LEASE

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EXECUTIVE OVERVIEW

Available for lease, 2311 S Platte River Dr is a freestanding industrial/flex building in Denver's Lower South Central submarket, one block from S Platte River Dr and Grant-Frontier Park.

The layout pairs street-facing showroom and office space with a functional shop, dock-high storage, and drive-in loading, well suited to tenants across service, automotive, and flex uses seeking a fully built-out, move-in ready space.

TENANT HIGHLIGHTS

- Whole-Building Occupancy: a full standalone building available to a single tenant, with secured, gated parking in front and alley access to the rear
- Move-In Ready: showroom, shop, office, and kitchen space already built out, minimal tenant improvement work needed
- Premier Corridor Visibility: direct frontage on S Platte River Dr, minutes from the high-traffic W Evans Ave and W Iliff Ave corridors
- Infill Connectivity: a 12-minute drive to Union Station and the Denver CBD, with strong bicycle and vehicular access
- Expansion Flexibility: an optional addition of 1,151 SF of second-floor office space can be available to occupy if the current month-to-month tenant vacates.

2311 S PLATTE RIVER DRIVE



3,555 - 4,706 SF
RBA

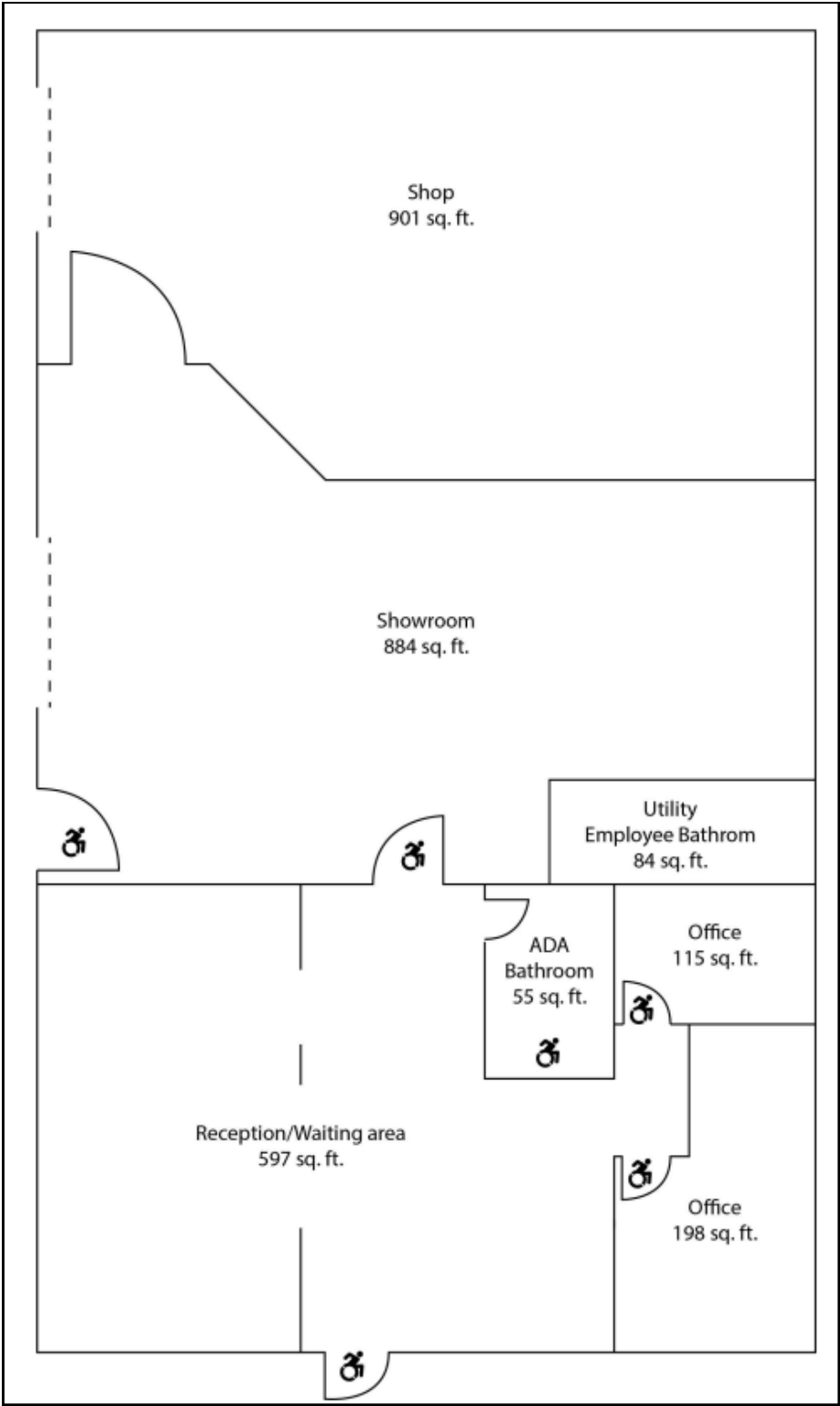
12,500 SF
LOT SIZE

1963
YEAR BUILT

2018
RENOVATED

(I-1)
ZONING

PROPERTY OVERVIEW

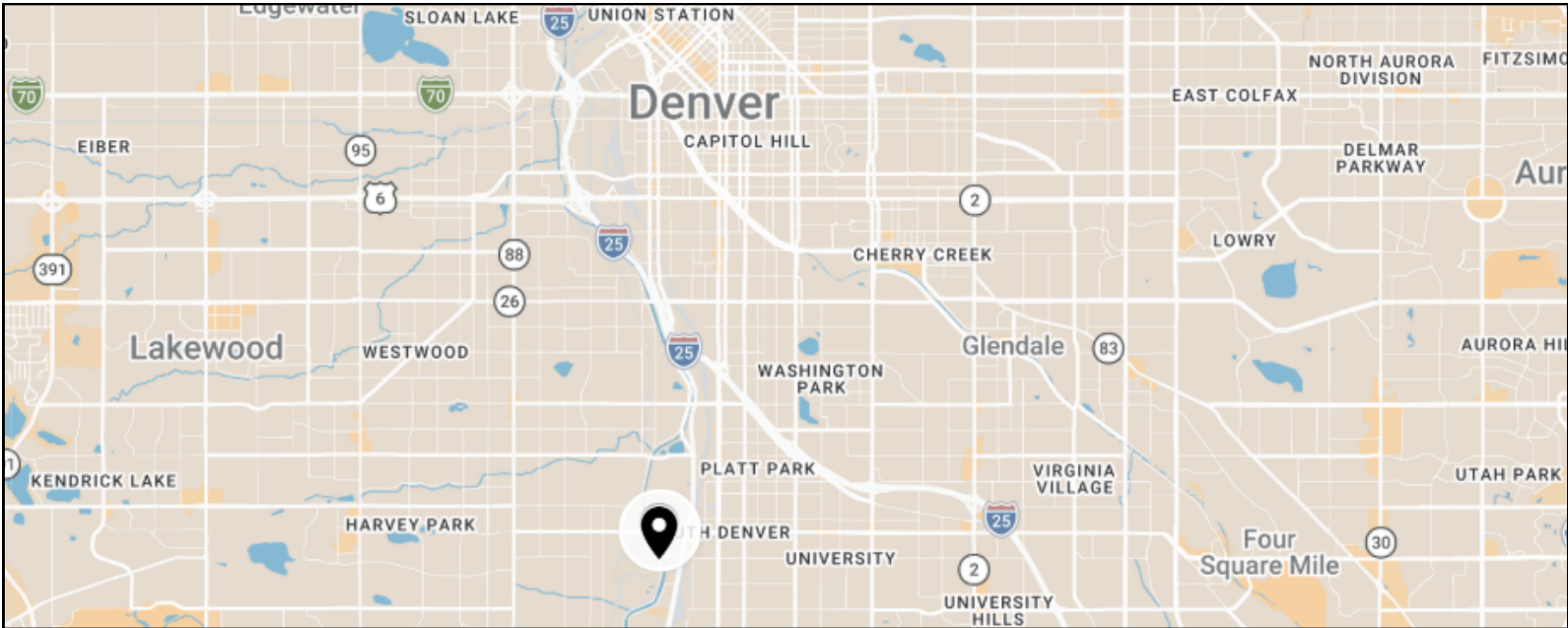


FIRST FLOOR:	3,555 SF
SECOND FLOOR:	1,151 SF
TOTAL:	4,706 SF



PARCEL NO.	5284-02-007	CONSTRUCTION	Masonry
BUILDING TYPE	Industrial Flex/ Warehouse	BUILDING HEIGHT	20'
CURRENT USE	Specialty Automotive	CLEAR HEIGHT	12'
PARKING	15 Secured (0.80/1,000 SF)	DOCKS	1
RESTROOMS	2	DRIVE-INS	2 (10'X10')
CLASS	B	BUILDING FAR	0.98

THE LOCATION

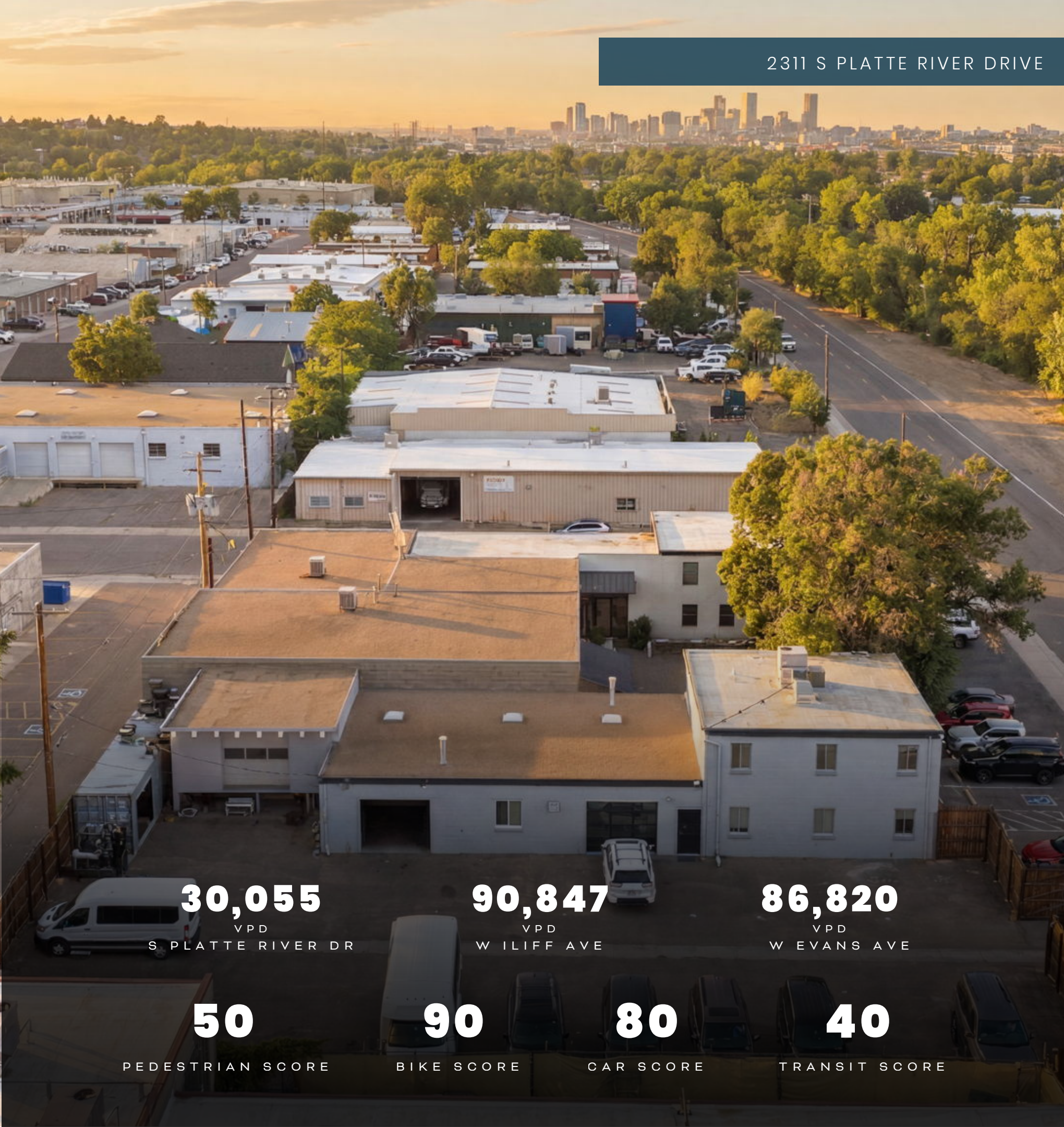


KEY DISTANCES

Broadway Auto Corridor	~7 mi
Santa Fe Dr/US-85	~3.6 mi
Swedish Medical Center	~3 mi

DEMOGRAPHICS

1 - MI	3 - MI	5 - MI
4,370 HOUSEHOLDS	64,822 HOUSEHOLDS	198,750 HOUSEHOLDS
\$99,852 MEDIAN HH INCOME	\$92,670 MEDIAN HH INCOME	\$90,672 MEDIAN HH INCOME



2311 S PLATTE RIVER DRIVE

30,055

VPD
S PLATTE RIVER DR

90,847

VPD
W ILIFF AVE

86,820

VPD
W EVANS AVE

50

PEDESTRIAN SCORE

90

BIKE SCORE

80

CAR SCORE

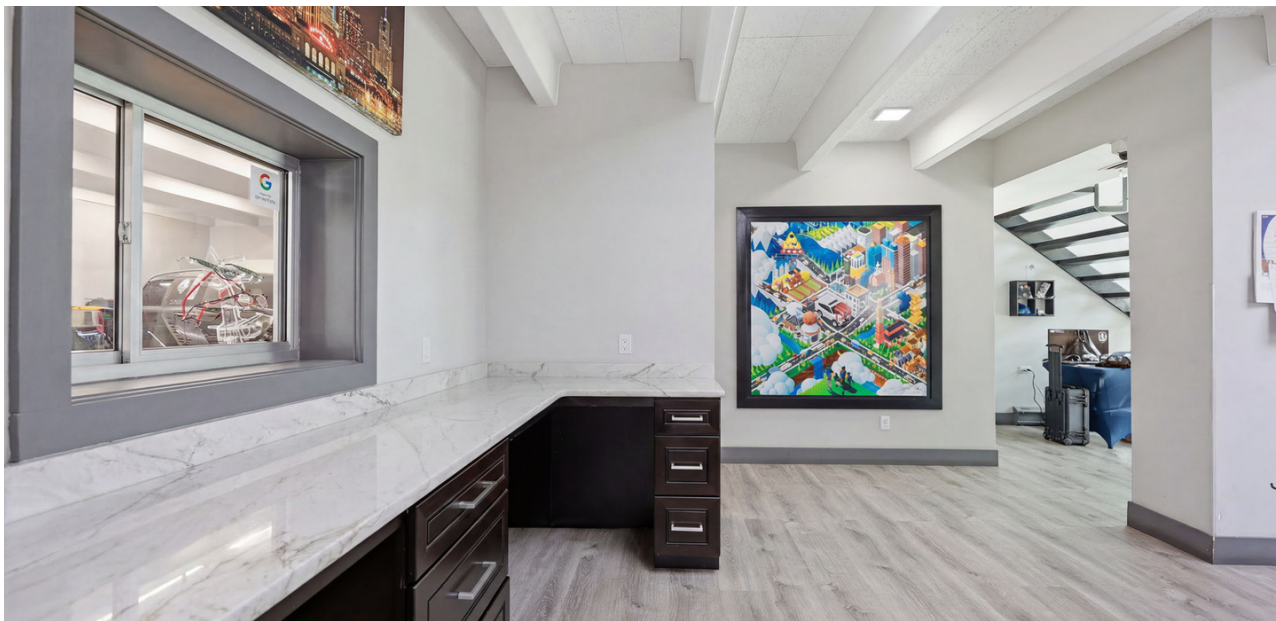
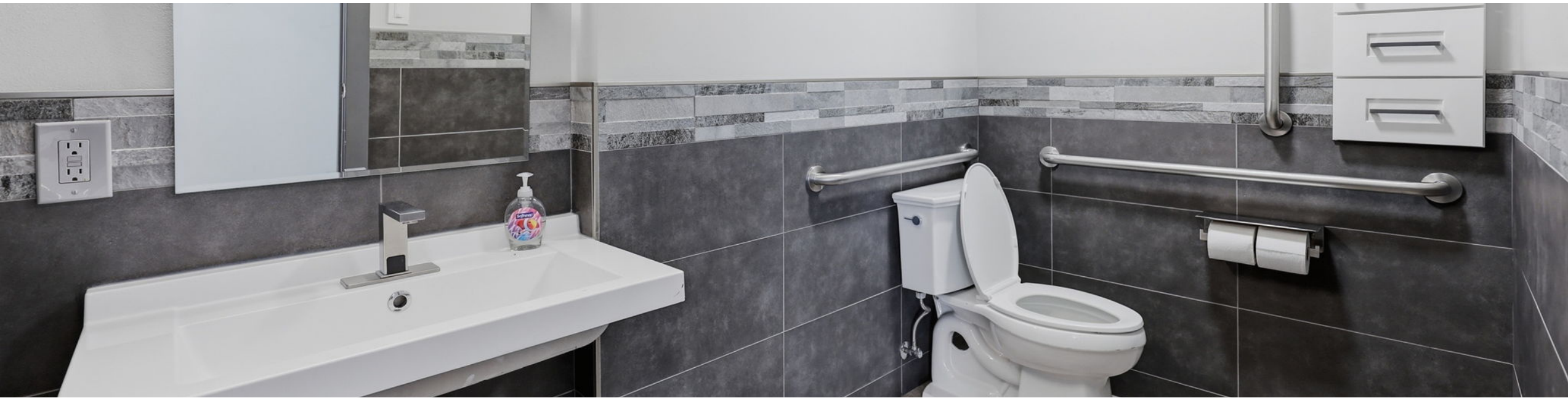
40

TRANSIT SCORE

PROPERTY PHOTOS

2311 S PLATTE RIVER DRIVE





CONFIDENTIALITY & DISCLOSURES



PMG Realty LLC (PMG) has been engaged by the Owner to openly represent them on the lease of the Property known as **2311 S Platte River Dr**, ("Property"). The Owner has directed that all inquiries and communications with respect to the contemplated lease of such Property be directed to PMG.

By accepting the Marketing Information, Recipient agrees that he or she will hold and treat any and all marketing information in absolute confidence and not disclose the Marketing Information or any of the contents to any other individual or entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of non-disclosure or confidentiality) without the prior written authorization of the Owner or of PMG and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner. Any and all marketing information and contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature.

By accepting the Marketing Information, Recipient further agrees that all business details, property information, financials, and any other information received in written form will be returned if the transaction is not successful in closing.

The recipient further agrees that this confidentiality agreement shall survive the successful completion or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns. The recipient agrees to save and hold harmless PMG, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

These materials do not constitute an offer, but only a solicitation of interest with respect to a possible lease of the property, which the Owner may consider. Ownership completely reserves the right to withdraw this property from the market or to change, update, or modify the terms of these materials at any time. The Owner reserves the right to accept or reject any and all proposals, and further reserves the right to remove the property from the market at any time, including full asking rate proposals.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While PMG does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. Taxes and all other factors should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a separate and independent investigation of the property to determine the suitability of the property and the quality of its tenancy for your own personal records and satisfaction.

The Evaluation Material furnished to Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal. Owner agrees to pay a brokerage commission to PMG only per separate agreement. PMG represents the owner and does not allow any sub agency to any other broker. PMG has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions.

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