

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

OFFICE/RETAIL BLDG FOR LEASE

4400 E. Evans Ave., Denver, CO 80222



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Building:	5,133± SF	FOR LEASE:	\$17.00 - \$18.00/SF Full Service Gross
Lot:	.24± Acres	Zoning:	B-2 - Denver
YOC:	1977	Parking:	11 spaces - 3.12/1,000 SF

Small office/retail building with an excellent location. Space can be transformed to meet the needs of tenant, could be split into two tenants. The property sits immediately across the street from the Colorado Boulevard Light Rail Station. Gas heat and A/C (two units). Zoning: B-2 (permits office & retail). Construction: brick and frame. Parking: 11 spaces. There is a digital monument sign along Evans Avenue.

Approximately 60,000 cars per day pass by the property on Evans Avenue.

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