

# OFFICE SPACE FOR LEASE

2020 S. Oneida St.  
Denver CO 80224

COMMERCIAL OFFICE FOR LEASE

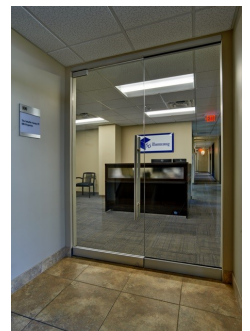


## ***BUILDING SPECIFICATIONS***

- Size: 16,370 RSF
- Available Suites: Ste 100—3,630 RSF (Entire Main Floor) 12 Privates, Conference Room, Reception/Open area. Suite is furnished if desired by tenant. (\$4,622/mo gross)
- Ste 205—1,370 RSF One large office, reception/waiting, open bull pen or classroom, double sink & full shower in premises. (\$1,744/mo gross)
- Lease Rate: \$14.00/RSF Modified Gross (As-Is) Starting Rate  
\$0.50/SF Annual Increases
- Additional Rent: \$1.28/SF Utility Charge
- Furniture: Can be included
- Surface Parking: 3.7 Spaces/1,000 RSF
- County: Arapahoe (Unincorporated)
- Zoning: B1— Office & Service Retail (Arapahoe County)
- Year Built: 1974

## ***FEATURES***

- Updated common areas & bathrooms;
- Pride of Ownership, Well Maintained;
- Quiet Neighborhood;
- Generous, Free Parking;



SHELDON • GOLD REALTY INC.  
commercial real estate services

**George Moseley 303-741-2500**  
9025 East Kenyon Avenue, Suite 100  
Denver, CO 80237

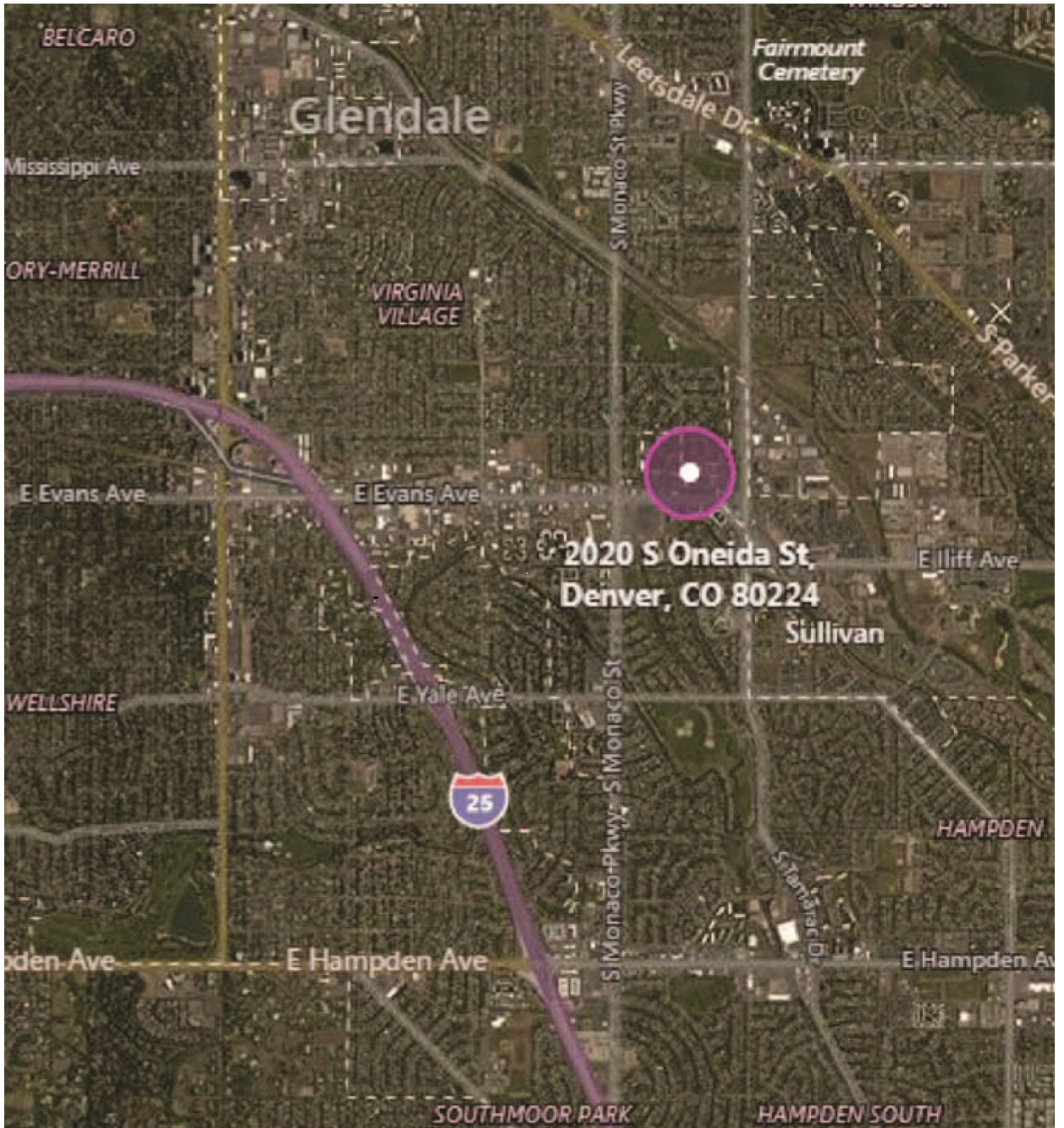
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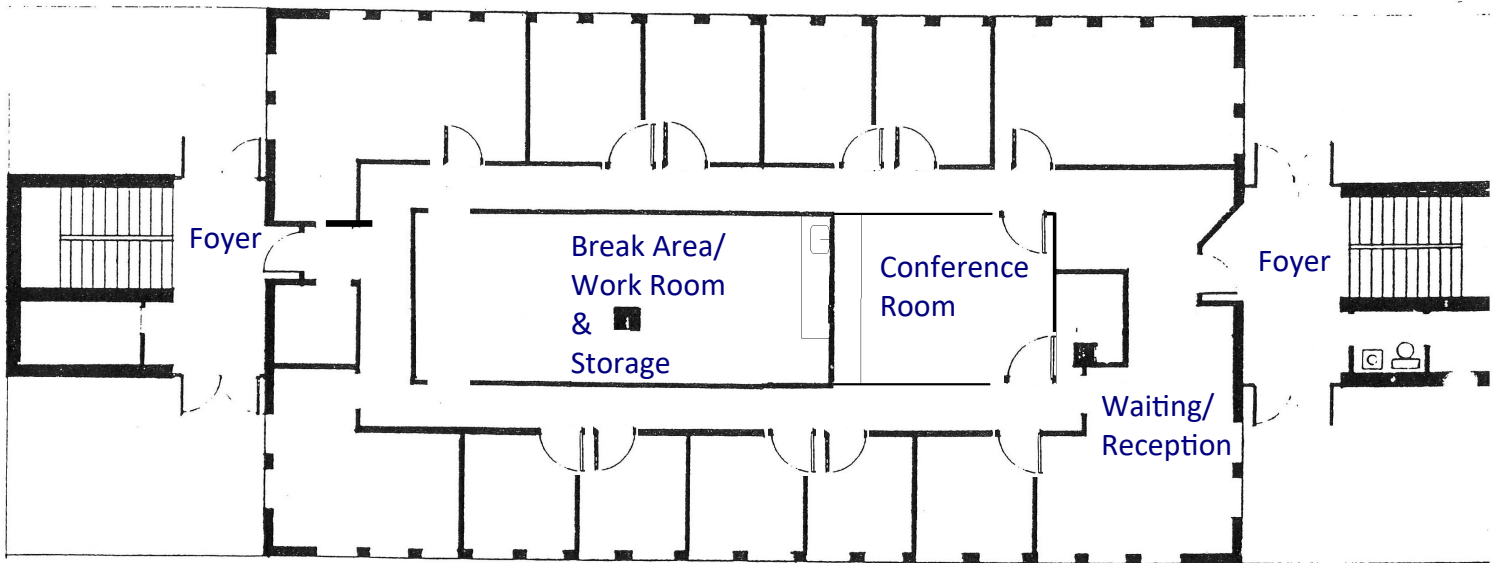




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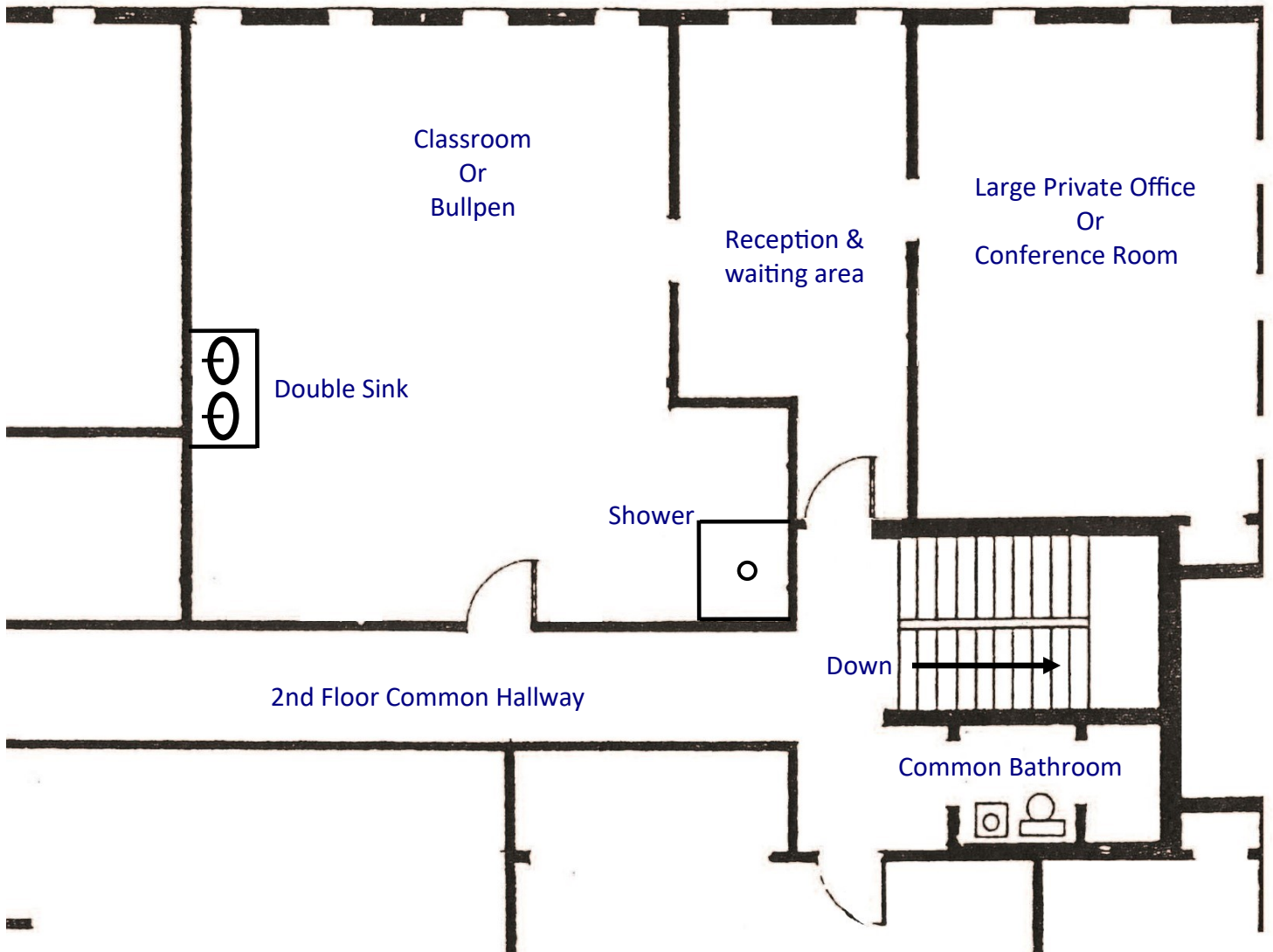
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Suite 100  
3,630 SF  
12 Privates, Conf. Room, Break/Storage, Waiting/Reception



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Suite 205  
1,370 SF

1 Large, Private Office; Waiting/Reception; Bullpen or class room;  
Double sink & full shower in premises.