

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# EVANS & I-25 OFFICE BLDG FOR LEASE

2145 S. Clermont St., Denver, CO 80222



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<b>Space Available:</b>	<b>1,958± SF - Total Available</b>	<b>FOR LEASE:</b>	\$19.00 - 20.00/SF Full Service Gross
	1,059± SF - Ground Level	<b>Zoning:</b>	C-MX-5, Denver
	899± SF - 2nd Floor	<b>YOC:</b>	1959

Small office building with an excellent location just off I-25 & Evans Ave. Currently two suites are available. The first floor east-side suite is 1,059± SF and includes a kitchen space. The upper floor east-side suite is 899± SF with a shared kitchen. Each space has open office area and private office space. Both floors have their own men's and women's restrooms. The building has four surface parking spaces. Great access to I-25.

**FOR LEASE:**  
**\$19.00 - 20.00/SF FULL SERVICE GROSS**

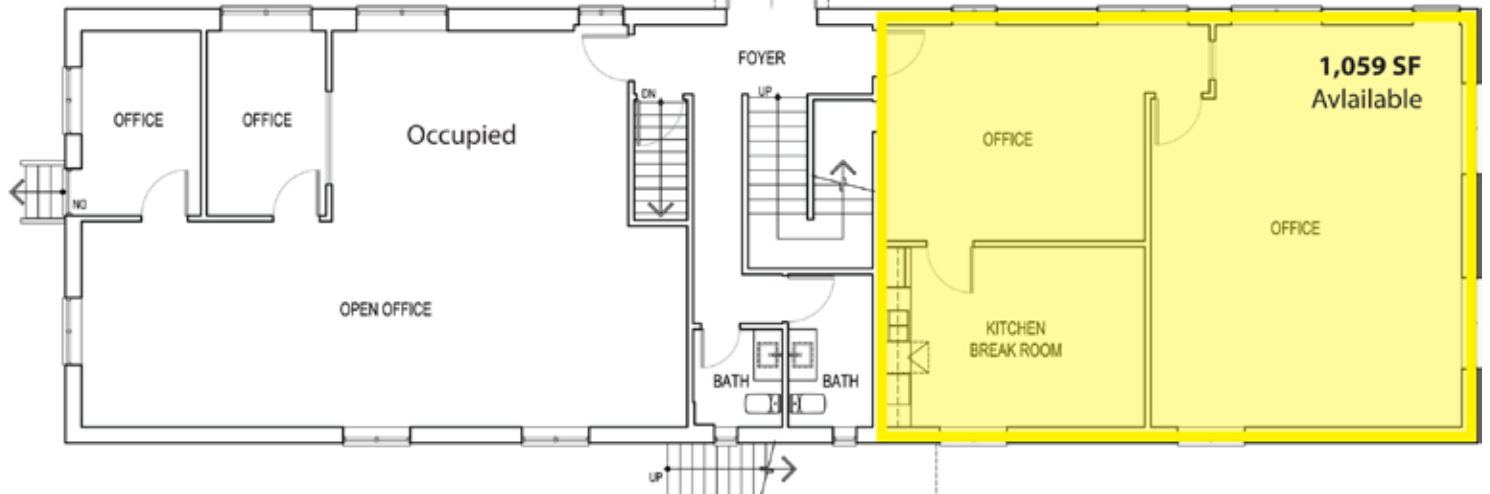
**Fuller Real Estate**  
5300 DTC Pkwy., #100  
Greenwood Village, CO 80111  
(303) 534-4822

**Travis Wanger**  
(720) 974-2790 direct  
(303) 888-1061 mobile  
TWanger@FullerRE.com

**Alex Scott**  
(720) 287-5417 direct  
(972) 207-8877 mobile  
AScott@FullerRE.com



**MAIN LEVEL**



**UPPER LEVEL**

