

FOR LEASE

2170 South Delaware Street

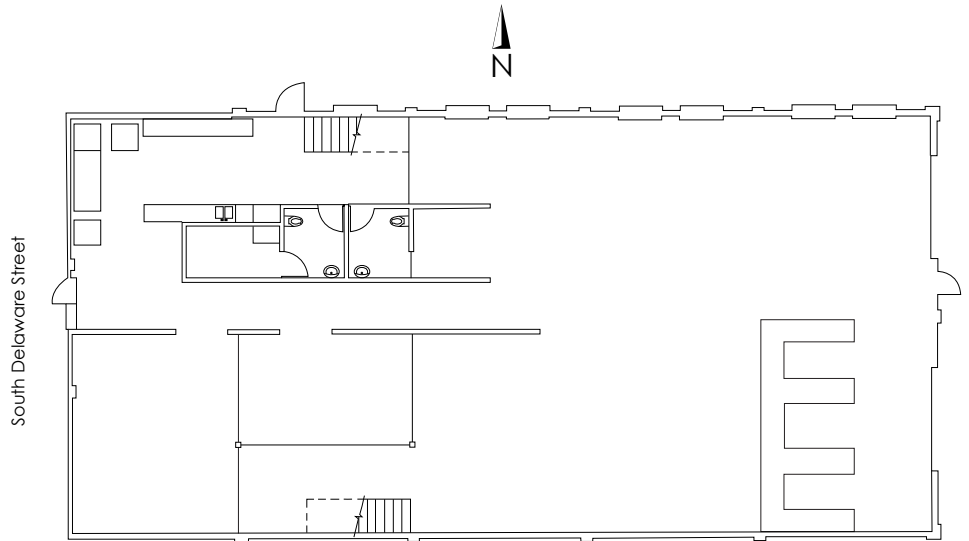
Denver, CO 80223

- » 5,000 SF building
- » +2,000 SF mezzanine
- » 11,466 SF land
- » 15 off-street parking spaces
- » Prominent building signage
- » Open floor plan
- » **Adjacent to Evans Light Rail Station**
- » Bow truss roof
- » Former Burton Showroom
- » Designed by Tres Birds
- » Showers










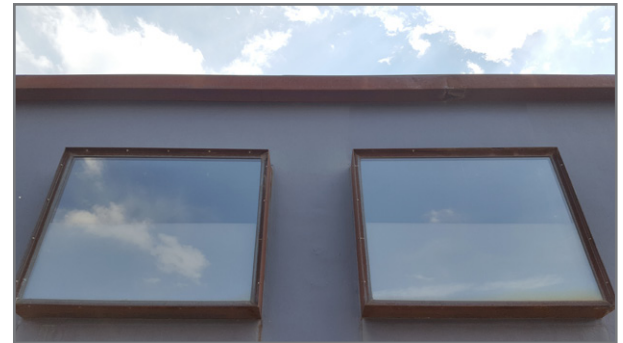
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## Floorplan



## Location

-  Adjacent to Evans light rail station
-  12 restaurants within walking distance
-  5 local breweries and distilleries
-  5 minute drive to S. Pearl Street district
-  Easy access to Santa Fe Dr. and I-25
-  Direct access to S. Platte River Trail system
-  2 golf courses within 1 mile



## For leasing information, please contact:

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