

4360-4362 E. EVANS AVE
2115-2123 S. BIRCH ST

DENVER, CO 80222

12,298 SF
BUILDING

21,589 SF
LAND AREA



RETAIL/OFFICE SPACE FOR SALE/LEASE



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PROPERTIES



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PROPERTY HIGHLIGHTS

Sale Price: \$3,250,000

Lot Size: 21,589 SF (0.49 AC)

Building Size: 12,298 SF

AVAILABLE FOR LEASE - 2115 S BIRCH ST

Available SF: 5,646 RSF

Lease Rate: \$19.00/SF NNN

NNN Expenses: \$8.36/SF/YR

AVAILABLE FOR LEASE - 2117-2119 S BIRCH ST

Available SF: 1,600 RSF

Lease Rate: \$19.00/SF NNN

NNN Expenses: \$8.36/SF/YR

- May be assembled with 2135 & 2137 S. Birch Street for a total land area of 43,182 SF.
- Colorado Central Light Rail Station/Signalized Intersection
- Immediate access via I-25 & Colorado Blvd.
- Dave & Busters, Colorado Center, Colorado Light Rail Station & United Artists Theatre and many national tenants located in the immediate area, including Verizon Wireless, A&W/KFC, Wells Fargo and McDonald's



RETAIL MAP

