

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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UNIQUESM
PROPERTIES



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PROPERTY HIGHLIGHTS

Sale Price:	\$3,250,000
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Lot Size:	21,589 SF (0.49 AC)
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Building Size:	12,298 SF
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AVAILABLE FOR LEASE - 2115 S BIRCH ST

Available SF:	5,646 RSF
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Lease Rate:	\$19.00/SF NNN
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NNN Expenses:	\$8.36/SF/YR
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AVAILABLE FOR LEASE - 2117-2119 S BIRCH ST

Available SF:	1,600 RSF
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Lease Rate:	\$19.00/SF NNN
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NNN Expenses:	\$8.36/SF/YR
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- 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

