



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

Office / Warehouse Space FOR LEASE

**2305 S Syracuse Way
Denver, CO 80231**



Office Space: 487 - 2,236 SF

Office / Warehouse: 1,202 SF (Sublease)

Shop W/ Yard: 1,650 SF on approx. 0.5 AC

Located on the south side of Evans Avenue just east of Quebec Street, 2305 S Syracuse Way is a functional, high-image, flex property that is only minutes from I-25 and I-225.

PROPERTY FEATURES:

Gross Building SF:	21,327
Available Unit Size:	487 - 3,438 SF
Site Size:	1.57 AC
Year Built:	1982
Parking:	On-site and street
Zoning:	B-4
Rent:	CONTACT BROKER

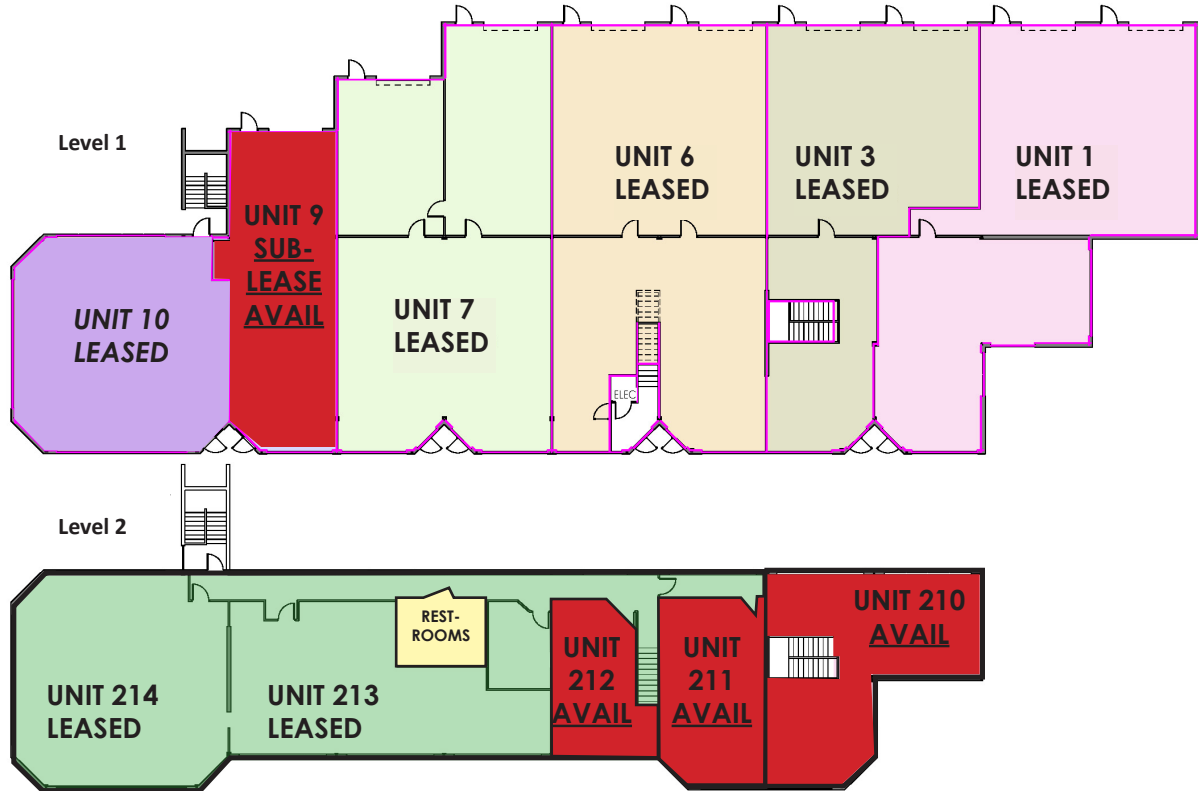




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UNIT	TOTAL SF	APPROX. OFFICE SF	APPROX. WAREHOUSE SF	DRIVE-IN DOORS
9	1,202	800	400	1
SHOP	1,650	150	1,500	2
210	1,071	1,071	0	0
211	678	678	0	0
212	487	487	0	0



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