



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

**1,540 SF Office Space
FOR LEASE**

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



**1,540 SF | UNIT 10
MONTHLY RENT: \$1,950.00**

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. There's currently one unit available at 1,540 square feet.

PROPERTY FEATURES:

Gross Building SF: 21,327

Available Unit Size: 1,540 SF

Site Size: 1.57 AC

Year Built: 1982

Parking: On-site and street

Zoning: B-4

Base Rent: \$9.00/SF

Expenses: \$6.20/SF (2023)

Monthly MG Rent: \$1,950.00



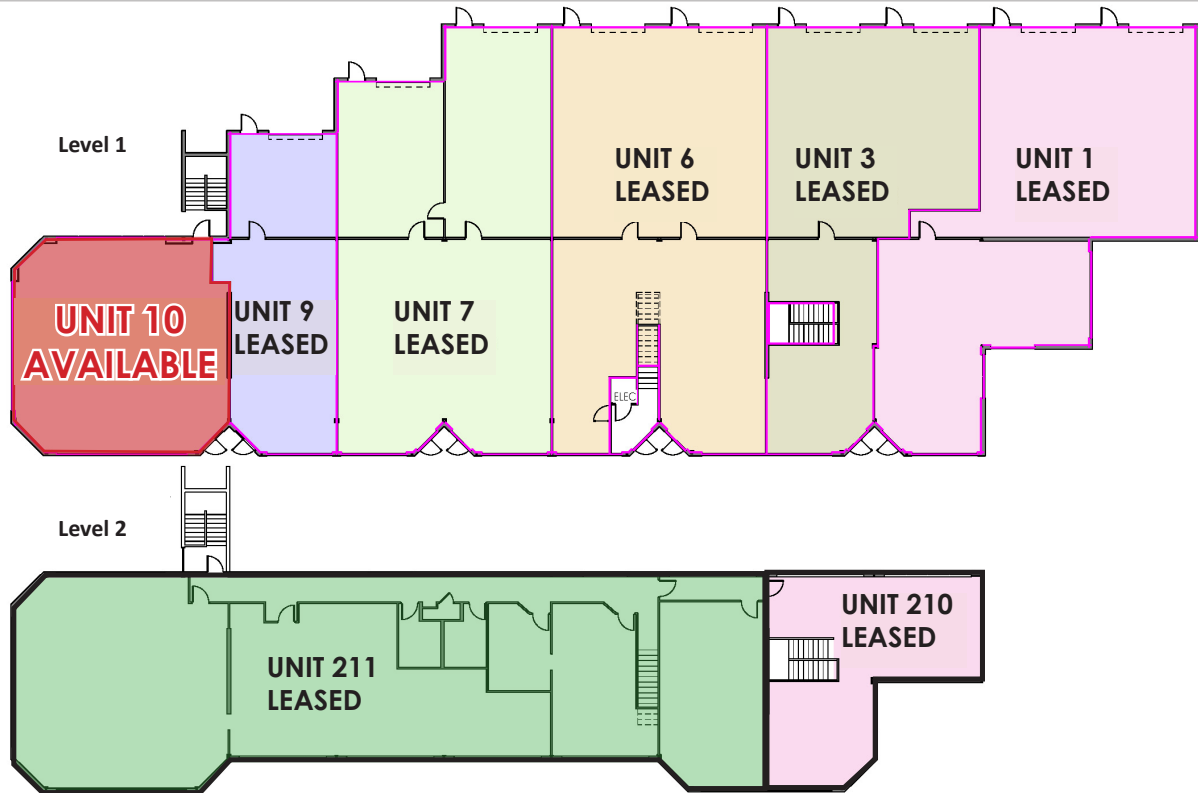
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UNIT	TOTAL SF	APPROX. OFFICE SF	APPROX. WAREHOUSE SF	DRIVE-IN DOORS	MONTHLY MG RENT
10	1,540	100%	0%	0	\$1,950



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