



8TH AVENUE INDUSTRIAL CENTER

2500 West 8th Avenue
Denver, CO 80204

FLEX SPACE | 7,808 SF FOR LEASE

Desirable location

on 8th Avenue, minutes
from Downtown Denver

**Strong national and
regional** tenancy within center

Excellent visibility

from 8th Avenue and I-25

PROPERTY HIGHLIGHTS

**\$12.00/SF/YR
NNN**



**RENOVATED
2019**



**DOORS
DRIVE-IN**



**ZONING
I-A**



TRAFFIC COUNTS

I-25 @ WEST 8TH AVENUE
(NORTH BOUND)

241,849 (2022, MPSI)

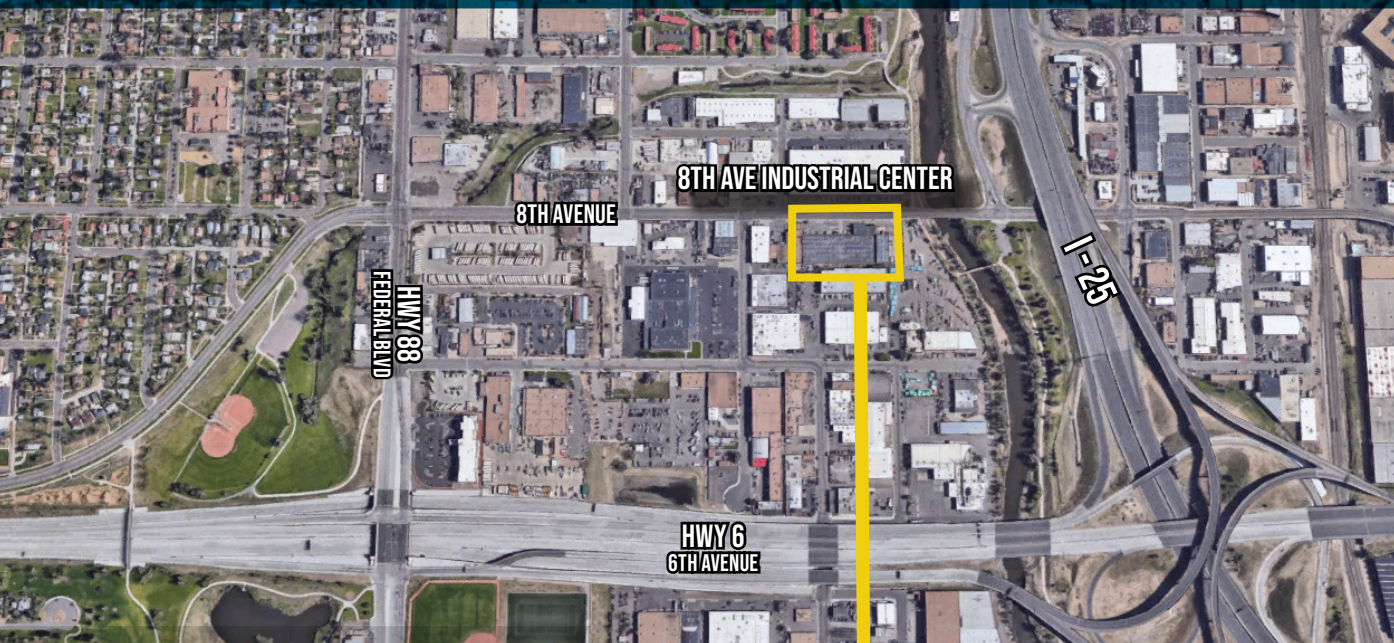


**MATRIX
GROUP, INC.**

1805 S. Bellaire St., #400
Denver, CO 80222
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www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
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8TH AVENUE INDUSTRIAL CENTER



AVAILABLE UNIT

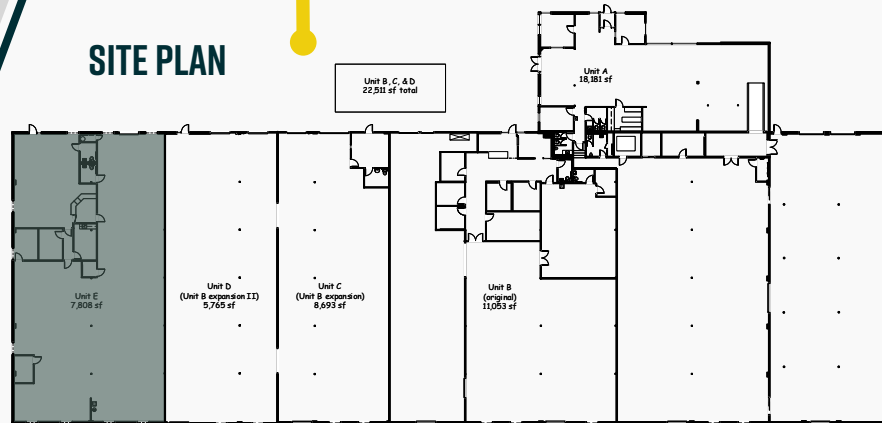
7,808 SF - Avail 7/1/24

E

Two private offices, two restrooms, a kitchenette, one dock-high overhead door, reception/showroom, and large warehouse.

\$12.00/SF/YR
NNN

SITE PLAN



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