



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

**\$11.75/SF/YR
NNN**



**RENOVATED
2019**



**DOORS
DRIVE-IN**



**ZONING
I-A**



TRAFFIC COUNTS

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

241,849 (2022, MPSI)



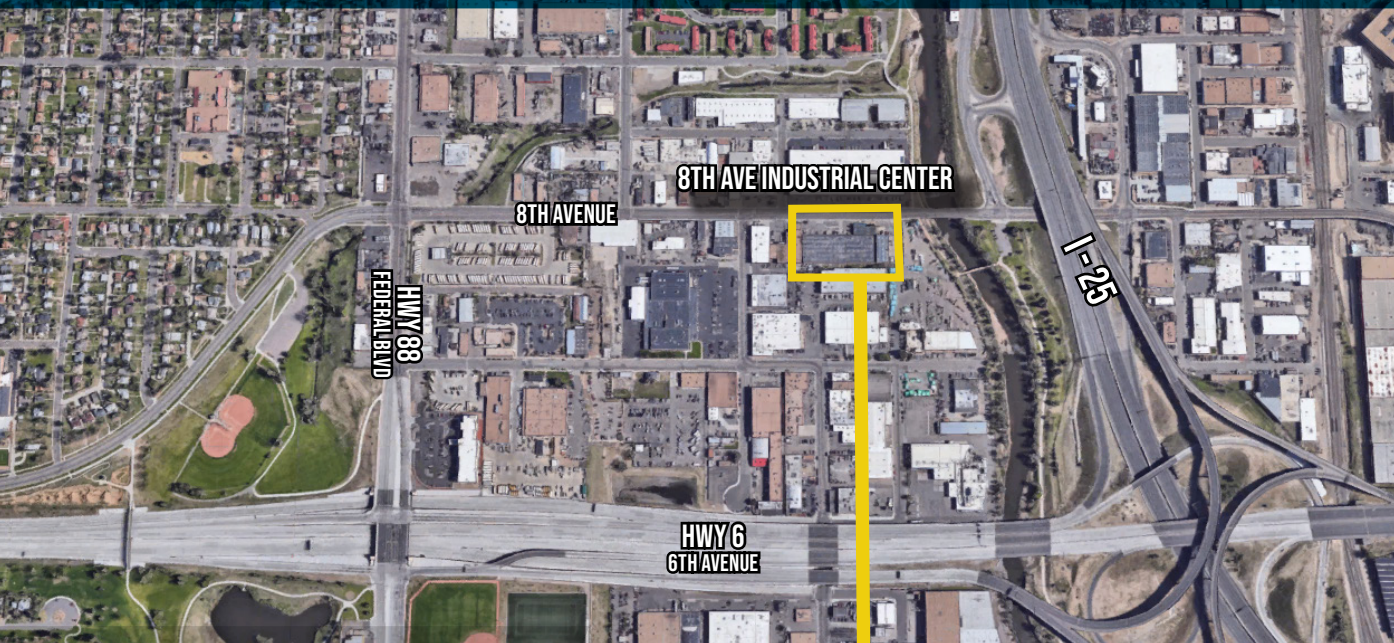
**MATRIX
GROUP, INC.**

1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

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AVAILABLE UNIT

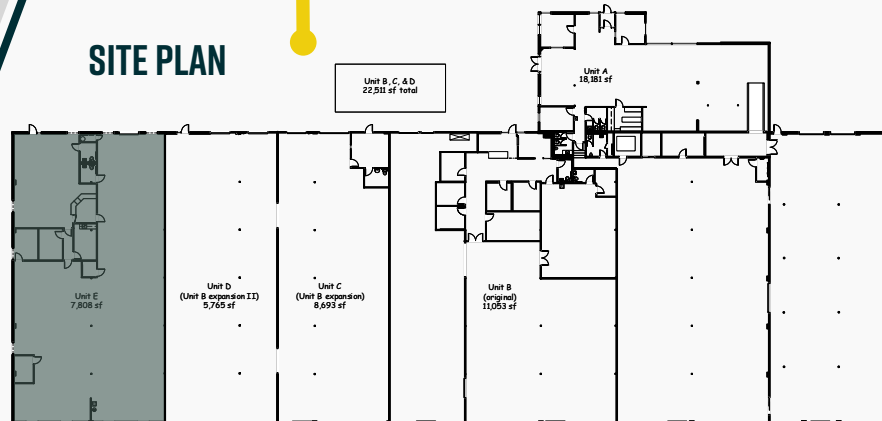
7,808 SF - Avail 10/1/24

E

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

\$11.75/SF/YR
NNN

SITE PLAN



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