



# 2000 S DAHLIA ST

Denver, CO 80222

## FLEX SPACE FOR LEASE | 5,233-6,544SF

**Desirable location**  
near Colorado Blvd, dining,  
shopping & more!

**Local ownership**  
& property management  
less than 1 mi away

**Convenient access**  
to I-25 & Evans Ave

**\*REDUCED STARTING RATE\***

**UNIT 100: \$13.95**

**\$9.95 SF/NNN**

\*TERMS AND CONDITIONS APPLY, CONTACT BROKER FOR MORE INFORMATION

**UNIT 110 (COMMERCIAL KITCHEN):**

**\$19.50/SF/YR NNN**

### PROPERTY HIGHLIGHTS



**BUILDING SIZE**  
19,941 SF



**DOORS**  
~14' x 12' DRIVE-IN



**ZONING**  
I-MX-3



**CLEAR HEIGHTS**  
~15'



**TRAFFIC COUNTS**  
S DAHLIA ST @  
E EVANS AVE  
**50,584 VPD**  
(2022, MPSI)



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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

### SUITES

5,233 SF

**Suite 100**

#### Vacant - **REDUCED RATE**

Flex space with two restrooms, reception area, one private office, and a warehouse. Optional demise to include a roll up door.

6,544 SF

**Suite 110**

#### Avail 30 Day Notice

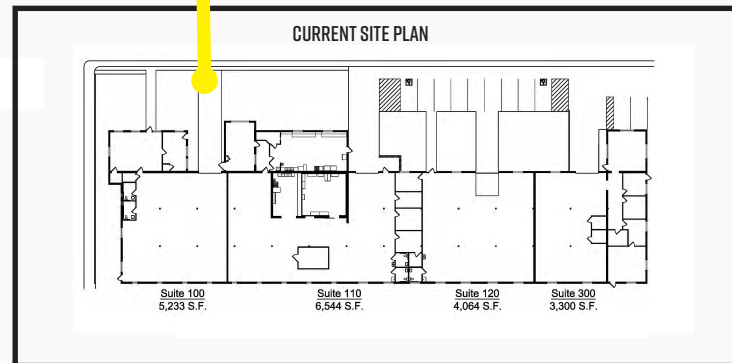
Commercial kitchen and warehouse w/ walk-in cooler and freezer, drive-in overhead door, restrooms, and more! Optional demise for more warehouse available.

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