



2000 S DAHLIA ST

Denver, CO 80222

FLEX SPACES FOR LEASE | 5,233-11,777 SF

ASKING RATE:
\$13.50-\$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)

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

Local ownership
& property management
less than 1 mi away

Convenient access
to I-25 & Evans Ave



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

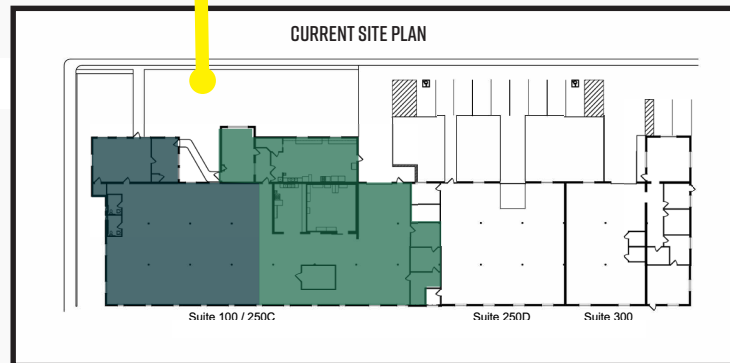
LAUREN QUIRAM
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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square 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**

Avail 30 Day Notice
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. **Opportunity to keep contiguous with Unit 100.**

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