

FLEX & STORAGE SPACE | 1,750 - 2,150 SF | FOR LEASE

OXFORD FEDERAL BUSINESS PARK

2701-2895 West Oxford Avenue & 4051-4091 South Eliot Street Englewood, CO 80110

Excellent visibility along Oxford Avenue

Local ownership & property management

Convenient access

to West Oxford Avenue, Santa Fe Drive (Hwy 85), & Federal Boulevard

FLEX UNITS: \$11.00-11.50/SF/YR NNN **STORAGE UNIT:** \$7.60/SF/YR NNN RENOVATED 2018

PROPERTY HIGHLIGHTS

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DOORS **DRIVE-IN** **ZONING** PUD



TRAFFIC COUNTS WEST OXFORD AVE @ SOUTH FEDERAL BLVD 19,438 VPD (2018, MPSI)

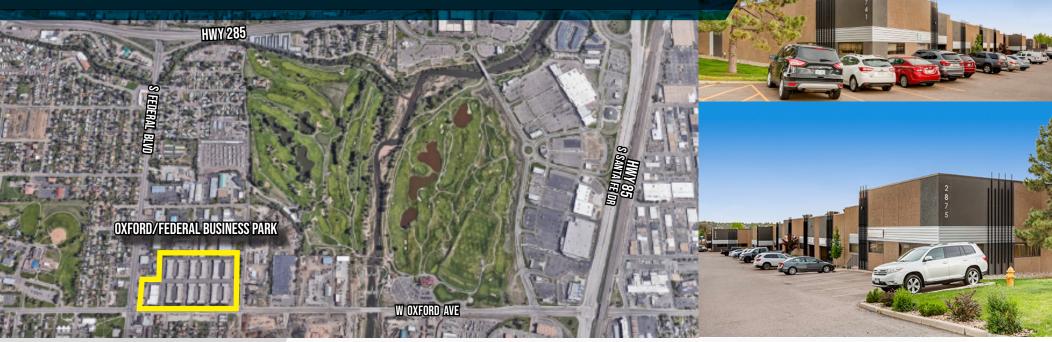
LAUREN QUIRAM **DIRECTOR OF LEASING** lguiram@matrixgroupinc.com 303-300-5271



1805 S. Bellaire St., #400 Denver, CO 80222 303-333-7500 <u>GROUP, INC.</u> www.matrixgroupinc.com

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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LAUREN QUIRAM DIRECTOR OF LEASING Iquiram@matrixgroupinc.com 303-300-5271 AVAIL 2,150 1,750 2,150 2,150 SITE PLAN

AVAILABLE SUITES

2,150 SF	2741-6	Vacant
1,750 SF	2835-3	Available 4/1/23
2,150 SF	2731-2	Storage Available 5/1/23
2,150 SF	2761-2	Available 5/1/23

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