



# 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 SPACE | 2,150 - 3,300 SF | FOR LEASE**

## PROPERTY HIGHLIGHTS

### FLEX UNITS:

\$10.50-11.50/SF/YR NNN



**RENOVATED  
2018**



**DOORS  
DRIVE-IN**



**ZONING  
PUD**



### TRAFFIC COUNTS

WEST OXFORD AVE @  
SOUTH FEDERAL BLVD  
**19,438 VPD** (2018, 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

2,150 SF	<b>2895-5</b>	Sublease - Avail w/ 30 Day Notice
2,150 SF	<b>2741-5</b>	Sublease - Avail w/ 30 Day Notice
2,150 SF	<b>2761-6</b>	Available 12/1/23
3,300 SF	<b>2711-7</b>	Available w/ 30 Day Notice
3,300 SF	<b>2701-7</b>	Vacant
2,936 SF	<b>4061</b>	Vacant

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