

FLEX & STORAGE SPACE | 2,150 - 3,300 SF | FOR LEASE

www.matrixgroupinc.com

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

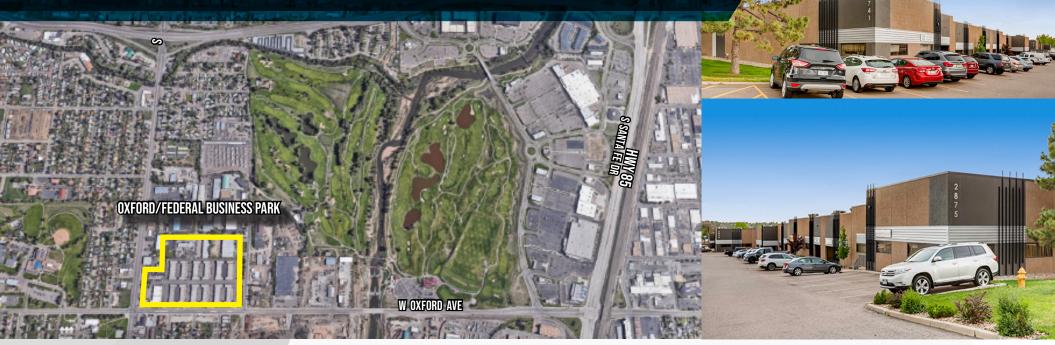
Convenient access

Santa Fe Drive (Hwy 85), & Federal Boulevard

FLEX UNITS: **PROPERTY HIGHLIGHTS** \$11.00-12.00/SF/YR NNN to West Oxford Avenue, **STORAGE UNIT:** \$7.50/SF/YR NNN RENOVATED DOORS **ZONING DRIVE-IN** PUD 2018 **TRAFFIC COUNTS** WEST OXFORD AVE @ SOUTH FEDERAL BLVD 19,438 VPD (2018, MPSI) LAUREN QUIRAM **DIRECTOR OF LEASING** <u>1805 S. Bellaire</u> St., #400 lguiram@matrixgroupinc.com Denver, CO 80222 MATRIX 303-333-7500 303-300-5271 GROUP, INC.

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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FLEX UNITS: \$11.00-11.50/SF/YR NNN Storage Units: \$7.50/SF/YR NNN



#1 #2 Vacant SITE PLAN 땎 2751 W Oxford St 2895 W Oxford St 2731 W Oxford St 2711 W Oxford St W Oxford St W Oxford S s Eliot St 4055 S Eliot St 4061 S Eliot St 4065 S Eliot St 4071 S Eliot St A s Eliot St 4091 S Eliot S BN. मध्य 2721 W Oxford St 2835 2741 W Oxford St 2701 W Oxford St 2875 2761 N Oxford St W Oxford St W Oxford St

AVAILABLE SUITES

3,300 SF	2721-7*	Available 5-1-25 - can be combined with 6
2,150 SF	2721-6*	Available 5-1-25 - can be combined with 7
2,150 SF	2761-4	Vacant
2,150 SF	2731-6	STORAGE

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