

FLEX SPACE | 2,150 - 4,300 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: \$10.50-11.50/SF/YR NNN

PROPERTY HIGHLIGHTS

DOORS

DRIVE-IN

_			
_			
	E		
	E		
		_	

RENOVATED 2018

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

ZONING

PUD

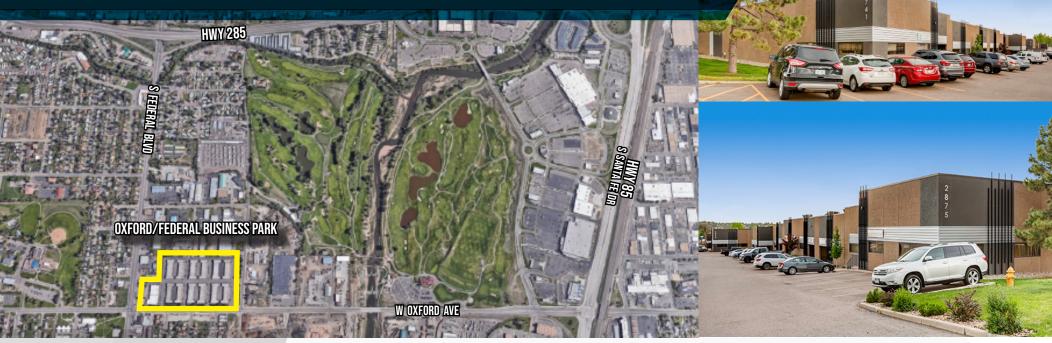
LAUREN QUIRAM **DIRECTOR OF LEASING** lguiram@matrixgroupinc.com 303-300-5271



1805 S. Bellaire St., #400 Denver, CO 80222 303-333-7500 GROUP, INC. 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.

OXFORD FEDERAL BUSINESS PARK



FLEX UNITS: \$10.50-11.50/SF/YR NNN



2,150 SF	2895-5	Sublease - Avail w/ 30 Day Notice
2,150 SF	2741-5	Sublease - Avail w/ 30 Day Notice
2,150 SF	2741-6	Vacant
2,936 SF	4065	Avail 6/1/23
2,150 SF	2751-6	Vacant
4,300 SF	2751-4&5	Vacant

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

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



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.