

Flex Space for Lease

2120 S HOLLY STREET, DENVER, CO 80222



Overview

Hoff & Leigh brings you some of the hardest to find, flex space in the Metro Denver market. This unit offers flexibility in uses including a hybrid of retail, office, garage/warehousing or potential boutique fitness/gym (with optional fenced parking ideal for a small fleet of vehicles).

The space can be configured for the user by demolishing walls and adding overhead door(s) at landlord's expense. The zoning of S-CC-3 makes a wide range of uses viable.

The unit has accessible water and sewer, existing bathrooms, high-speed internet available, standard power and approx. 8-9' ceilings. The location provides easy access to I-25 and the southern end of the Metro area and is within close proximity to local dining options and shops.

Call us today to schedule your showing!

Highlights

- Fenced Parking
- Standard Power
- 8' Overhead Door(s) to be Installed
- S-CC-3 Zoning
- Enterprise Zone

Unit:	Size:	Price:
100	2,793 SF	\$9.00 SF/YR (NNN)

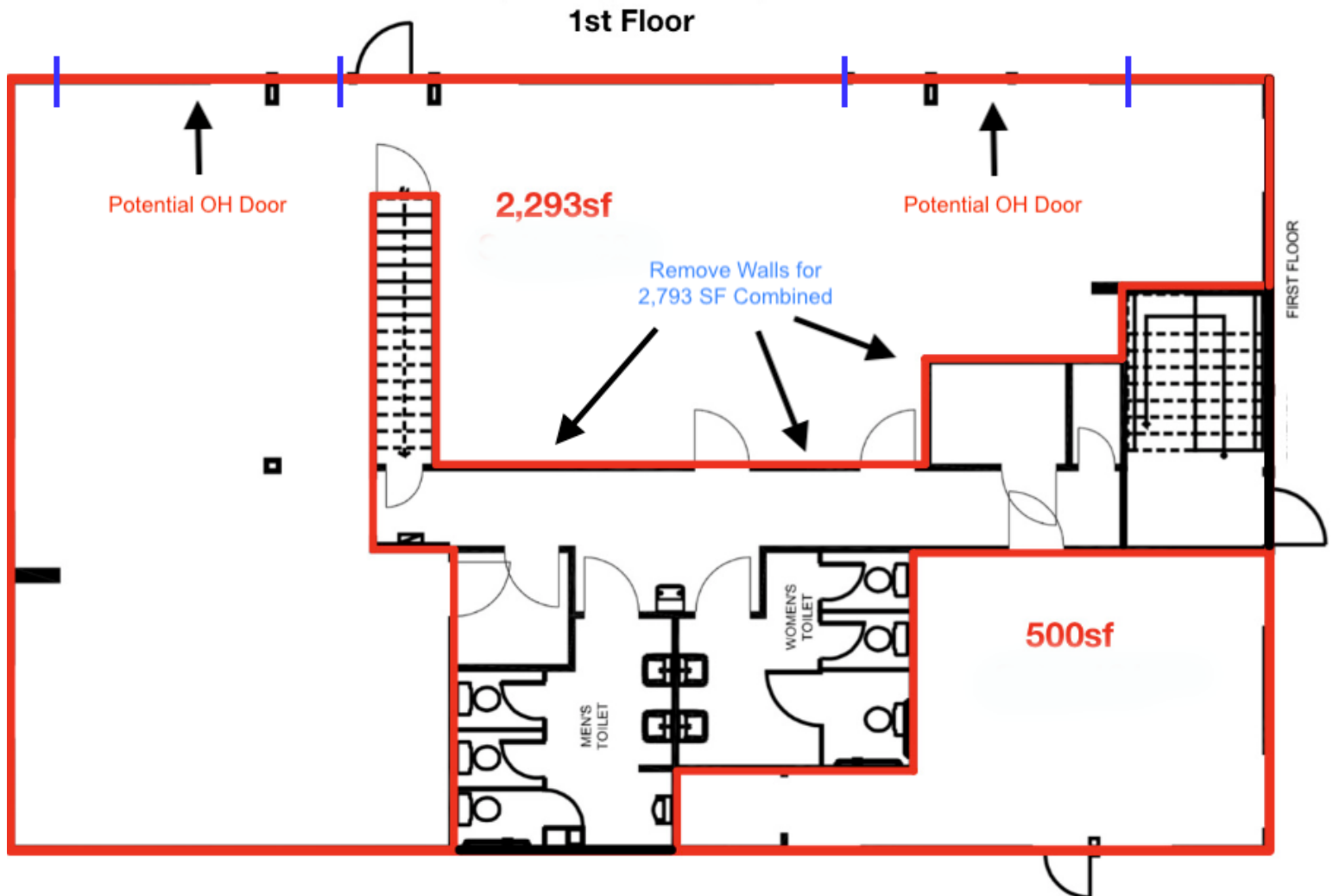
Property Details

	Lease Rate \$9.00 SF/YR (NNN)		Space Available 2,793 SF
	Building Size 2,793 SF		Zoning S-CC-3

Rev: June 29, 2023

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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Shane Robson

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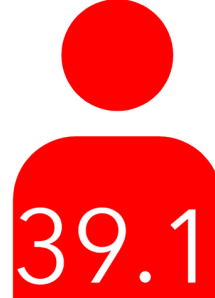
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DEMOGRAPHICS



182,329
Population



39.1
Median Age



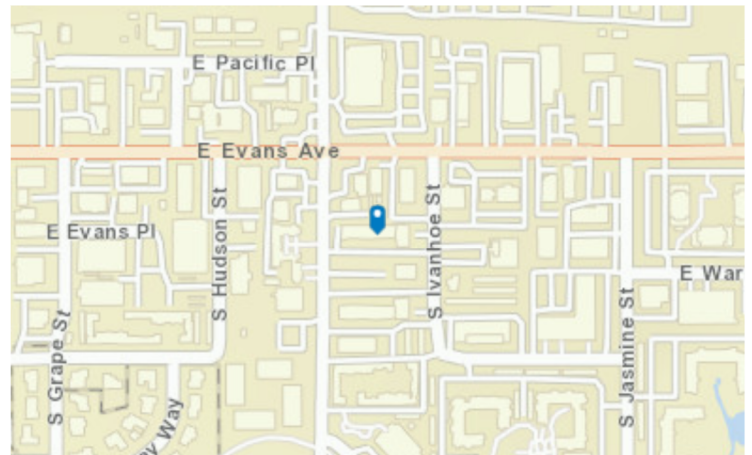
2.1
Average
Household Size



\$81,674
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Evans Ave	9,136	0.0
E Pacific Pl	17,000	0.1
S Hudson St	53,000	0.1
E Evans Ave	29,472	0.1
E Pacific Pl	16,582	0.1

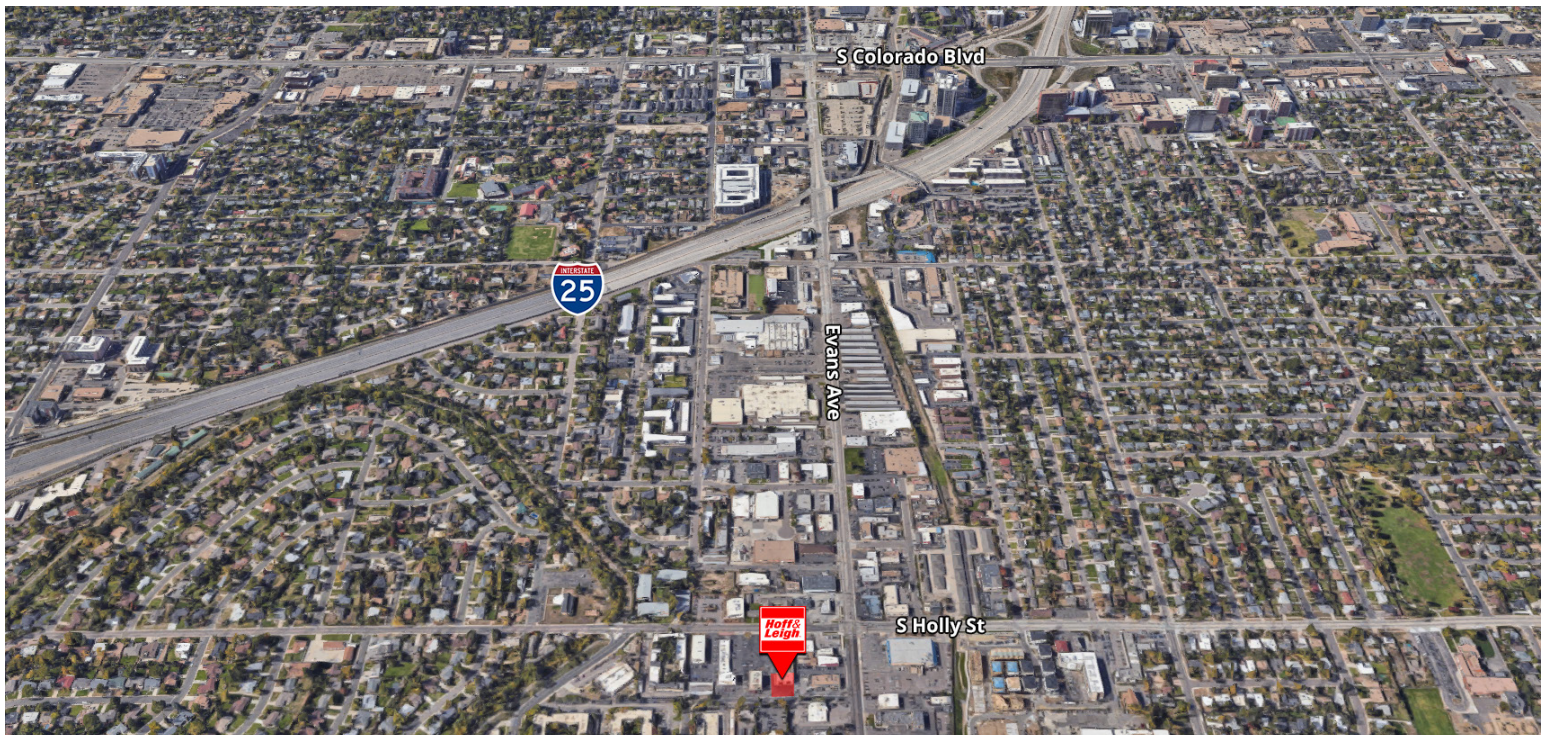
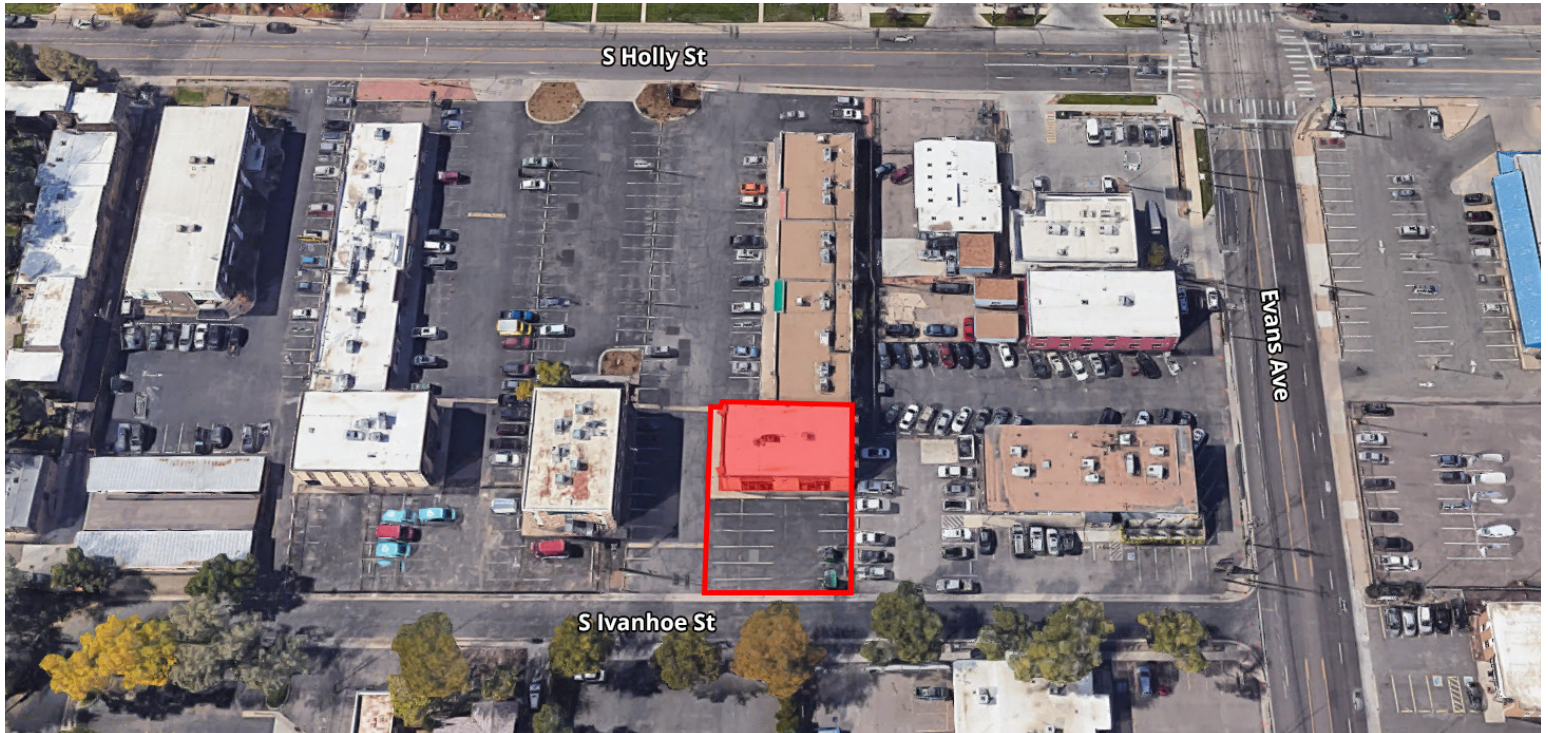


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