

BUILDING FOR LEASE

EXCELLENT DENVER LOCATION AT 2ND & SANTA FE



For Lease: \$12.75/SF/NNN



212-246 Santa Fe Drive
Denver, CO 80223

**Urban Space
for Lease
\$12.75/SF/NNN**

virtual tour: <https://bit.ly/3c90laW>

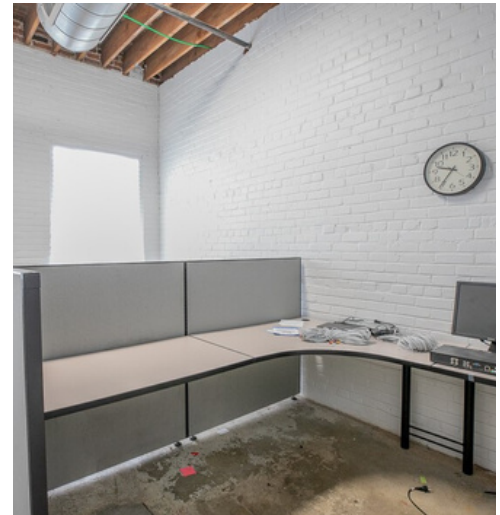
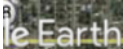
KEY FACTS

Building Size: 24,309 SF
Available Suite: 238
Available SF: 5,400
Stories: One Story
Lease Term: Negotiable
Use: Retail/Office-Flex or semi warehouse space
Garage loading/or warehouse use off the alley
Parking: on street or in owned lot at north end
Former Art Gallery Space

FEATURES

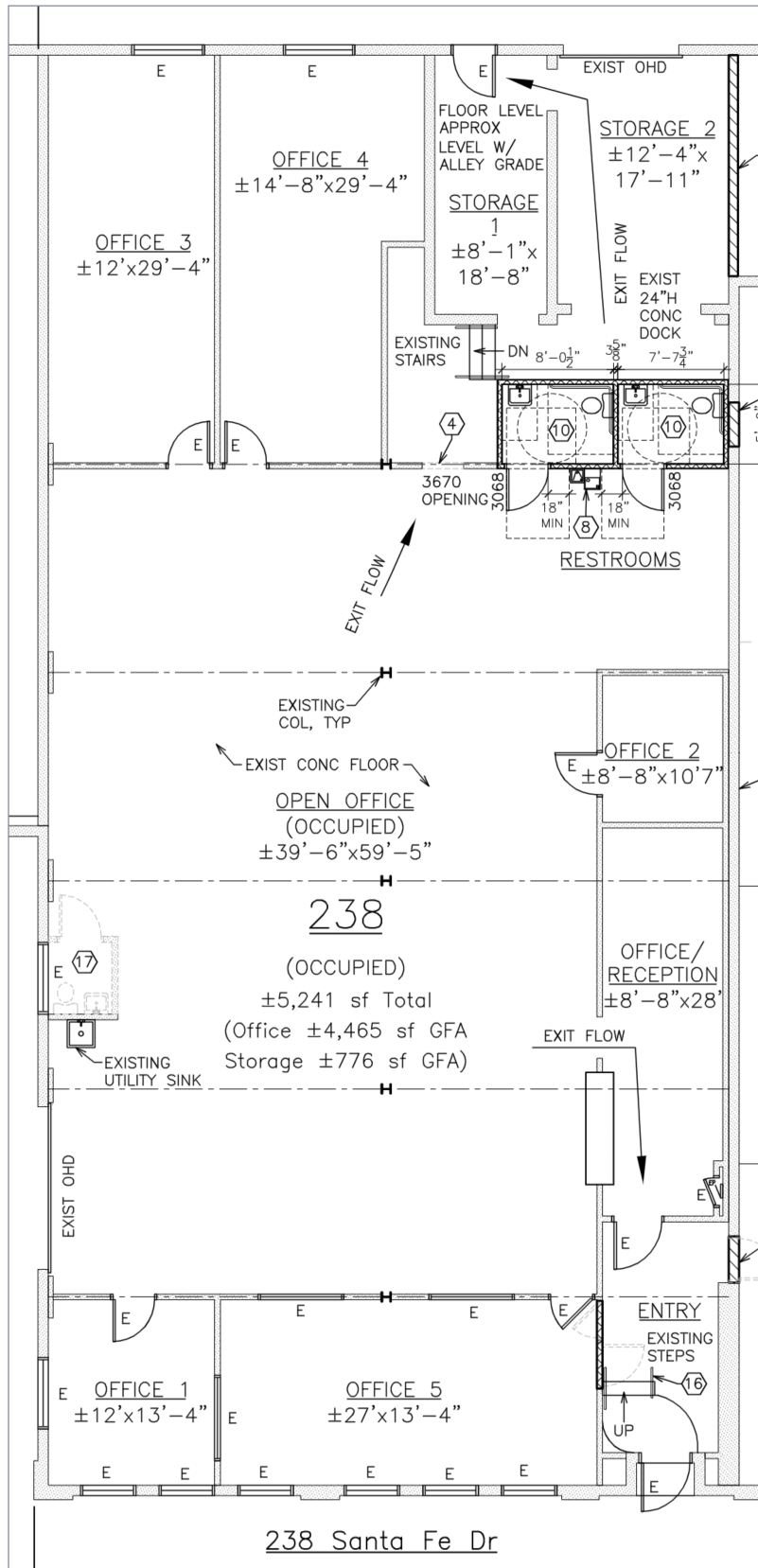
Urban Location, easy access from I-25 and Santa Fe Drive. Open Concept with multiple workspace options. Just a few blocks from the Santa Fe Arts District, and a short drive to Downtown Denver.





SUITE 238 FLOOR PLAN

212-246 SANTA FE DRIVE . DENVER, CO 80223



SUITE 238

5,400 SF

\$12.75/SF/NNN

SUITE FEATURES

- Open office area, about 39 by 59 feet
- Five private offices
- Office and reception area
- Restrooms within the suite
- Storage rooms
- Entry direct from Santa Fe Drive
- Garage loading off the alley

BUILDING

- Building size 24,309 SF
- One story
- Lease term negotiable
- Retail, office flex or semi warehouse use
- Parking on street or in owned lot at north end

Floor plan taken from the architect drawing dated 6-12-2017. Areas and dimensions are approximate and the plan is not to scale on this page.

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