

Denver Office Bldg for Sale

2137 S Birch Street, Denver, CO 80222



For Sale: \$2,050,000 (\$267/SF)

BUILDING OVERVIEW

Total Building SF:	7,670± SF
Available SF:	7,670± SF
Lot Size:	0.28± Acres (12,388 SF)
YOC:	1959 / 2017
Parking:	18 Surface (2.34/1,000)
Taxes:	\$28,611.34 (2025)
Zoning:	C-MX-5

PROPERTY HIGHLIGHTS

- Great Two-story Office Building off Evans and I-25
- Provides Numerous Private Offices
- Updated Breakrooms (2)
- Downstairs Provides More Offices, Storage & Bathrooms With Showers
- Western Views
- Ample Parking
- Perfect for a Small Business
- Walking Distance to Colo. Blvd. Lightrail

Click drone for aerial video



Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

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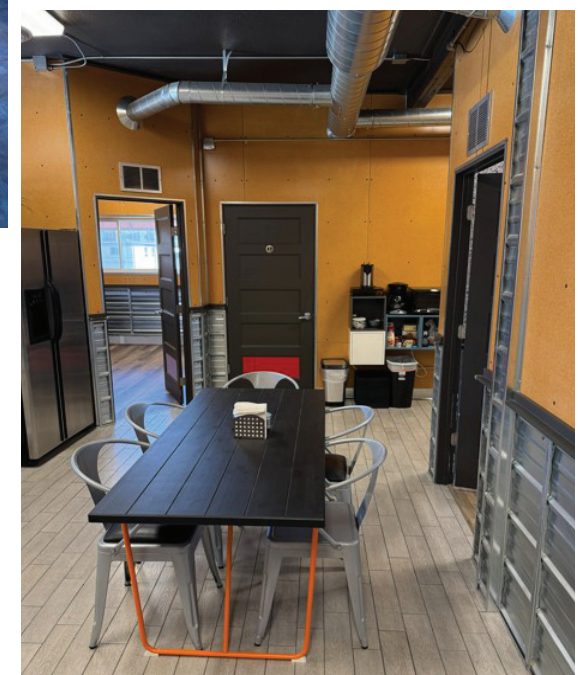
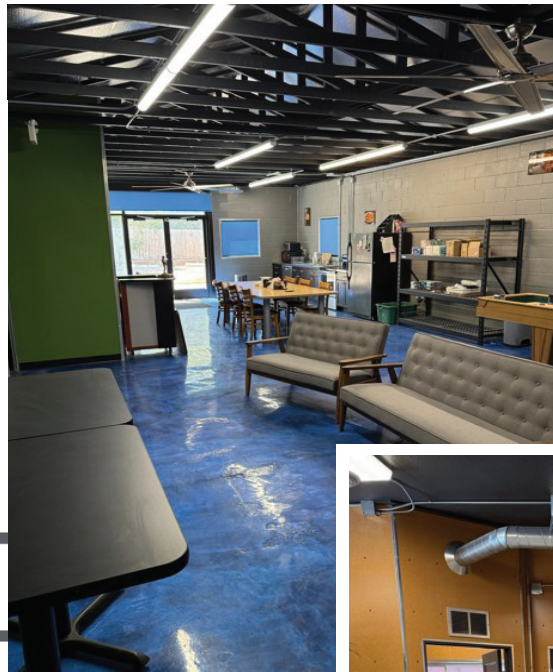
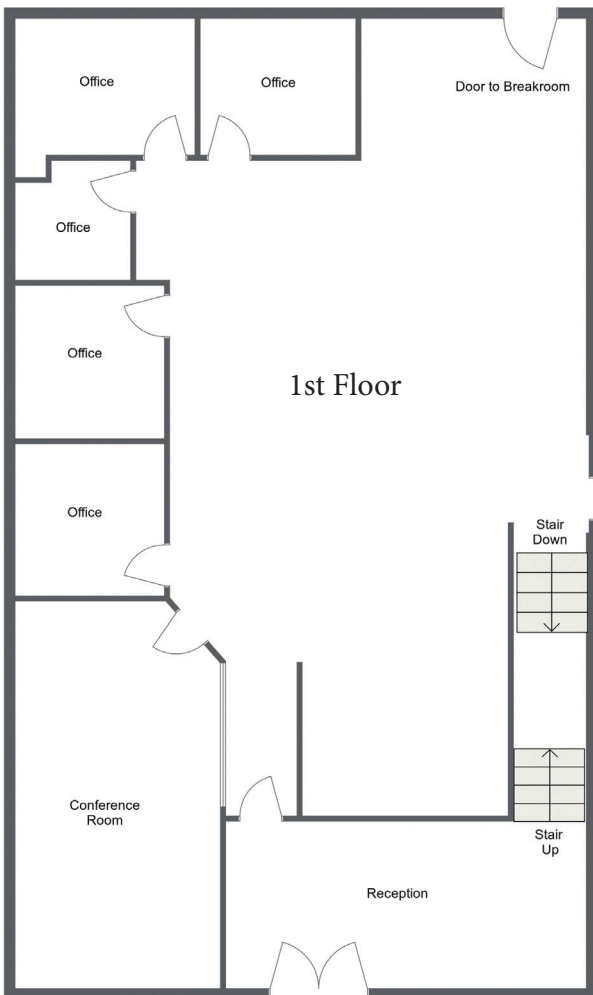
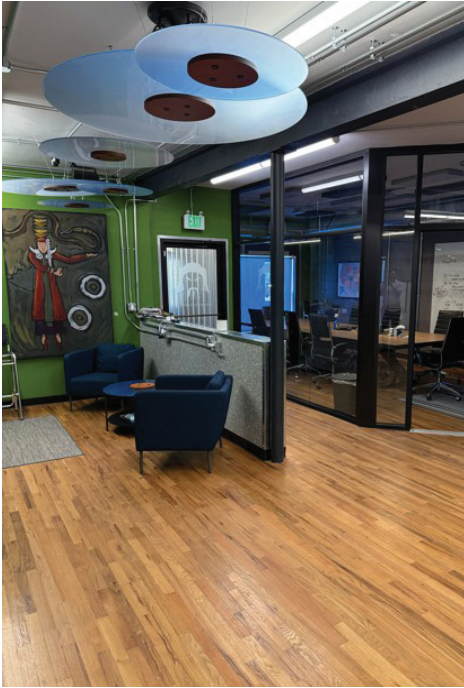
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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Floorplans provided as a visual representation and may not be 100% accurate.

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