

OFFICE SPACE FOR LEASE

CONTACT US:

JEREMY REEVES
303 283 1375
jeremy.reeves@colliers.com

COLLIERS DENVER
4643 S. Ulster Street
Suite 1000
Denver, CO 80237
P: 303 745 5800
F: 303 745 5888
colliers.com/denver



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7055 EAST EVANS AVENUE

SUITE 200 | DENVER, CO 80224

BUILDING INFORMATION

- » Property Size: 18,893 SF
- » Available Space: **Suite 200** 4,655 SF
- » Stories: Three (3)
- » Lease Rate: \$16.00-\$18.00/SF FS
- » Parking: Free Surface

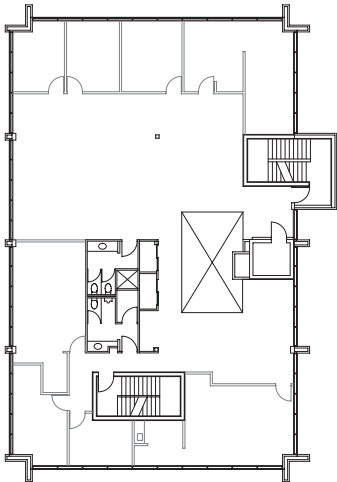
Features & Amenities

- » New Exterior and Lobby Updates!
- » New Common Area Conference/ Training Room!
- » High traffic area
- » Right off E. Evans Ave. & S. Quebec St.
- » Easy access to I-25 & Colorado Blvd.
- » Numerous restaurant and retail amenities nearby
- » Canvas Credit Union on-site

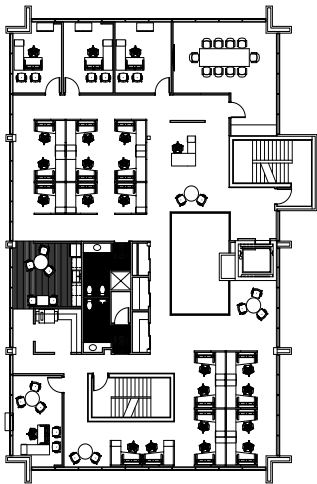
FLOOR PLANS



SUITE 200 4,655 SF EXISTING LAYOUT



CONCEPTUAL



AMENITIES



ENTERTAINMENT

- 1. Colorado Athletic Club
- 2. Jason's Billiards II
- 3. Skyline Acres
- 4. Crossfit Cherry Creek
- 5. Cook Park
- 6. City of Chennai Park
- 7. James A. Bible Park

RETAIL

- 1. Crossville Studios
- 2. Safeway
- 3. Big Lots
- 4. Dollar Tree

RESTAURANTS

- 1. Comrade Brewing Company
- 2. La Fogata
- 3. Milo's Sports Tavern
- 4. Starbucks
- 5. Chakas

