

Commercial Flex Office \ Industrial Condo

Lease-to-Own Opportunity – Plug and Play



HUBZone Designated Property

1880 W. Evans is in a high-traffic location about $\frac{3}{4}$ of a mile west of Hwy 85 (Santa Fe Drive) and Evans Avenue. This condo can easily be demised to provide occupancy for multiple tenants with roughly 3,500 RSF of office space and approximately 2,100 RSF of warehouse space. This specific location provides two significant benefits to business owners: (i) it's in a HUBZone and (ii) it's located in Arapahoe County, which does not have an employee head tax requirement.

The office condo features a small reception area, first floor bathroom, 2nd floor shower, 6 offices and open area for either employee collaboration space or cubicles. The warehouse includes 20-foot clear high ceilings, a bathroom and both dock-high and drive in doors with a gated/secured storage area inside.

1880 W. Evans Ave.
Englewood, Colorado 80110



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Property Details



Executive Office- 2nd Floor

- Space Available: 5,628 SF
- Sale Price: \$955,000
- Lease-to-Own: \$10.50/RSF NNN
- Lease-to-Own Term: 5+ Years
- Parking: 11 Surface Spaces
- Year of Construction: 1999
- Clearance: 20-foot
- Loading: Drive-in and Dock-high
- HOA: None
- Zoning: MU-B-2
- Taxes- (2019): \$14,292.00 (\$2.54/RSF)
- OpEx: \$15,145 (\$2.69/RSF)



Collaboration area



Open Area



2nd floor Office



Kitchen Area



Reception Area

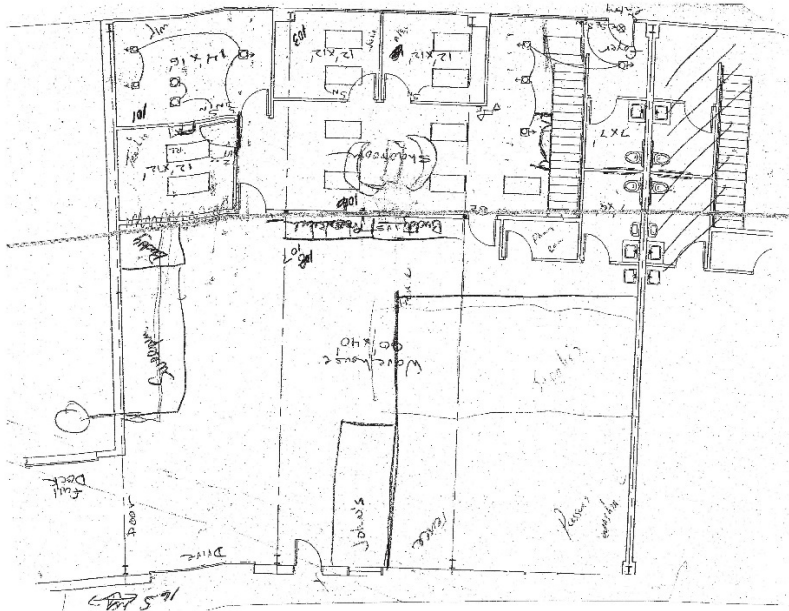


1st floor Office

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Drive Times and Traffic Counts

Daily Traffic Count:	30,220 (2017)
Downtown Denver:	8 Miles / 18-minutes
Denver Tech Center:	9 Miles / 22-minutes
Denver Airport (DIA):	18 Miles / 35-minutes
Boulder:	33 Miles / 42-minutes
Colorado Springs:	68 Miles / 75-minutes
Fort Collins:	80 Miles / 90-minutes