

# OFFICE SPACE FOR LEASE

2020 S. Oneida St.  
Denver CO 80224

COMMERCIAL OFFICE FOR LEASE



## BUILDING SPECIFICATIONS

Size: 16,370 RSF

Available Suites: Ste 100—3,630 RSF (Entire Main Floor) 12 Privates, Conference Room, Reception/Open area. Suite is furnished if desired by tenant.

Ste 205—1,370 RSF One large office, reception/waiting, open bull pen or classroom, double sink & full shower in premises.

Lease Rate: \$14.00/RSF Modified Gross (As-Is) Starting Rate  
\$0.50/SF Annual Increases

Additional Rent: \$1.28/SF Utility Charge

Furniture: Can be included

Surface Parking: 3.7 Spaces/1,000 RSF

County: Arapahoe (Unincorporated)

Zoning: B1— Office & Service Retail (Arapahoe County)

Year Built: 1974

## FEATURES

- Updated common areas & bathrooms;
- Pride of Ownership, Well Maintained;
- Quiet Neighborhood;
- Generous, Free Parking;
- Signage available on building exterior.



SHELDON • GOLD REALTY INC.  
commercial real estate services

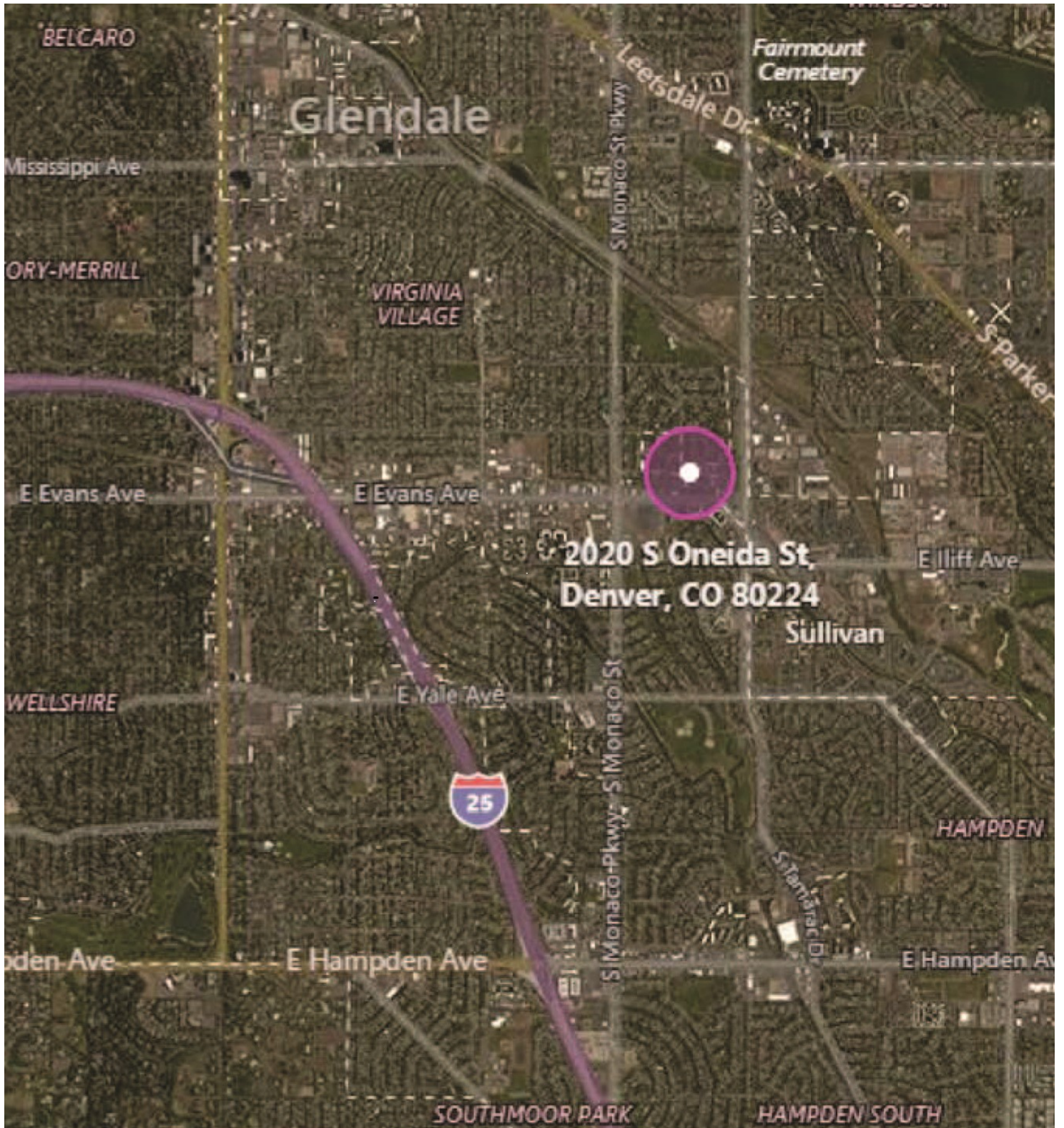
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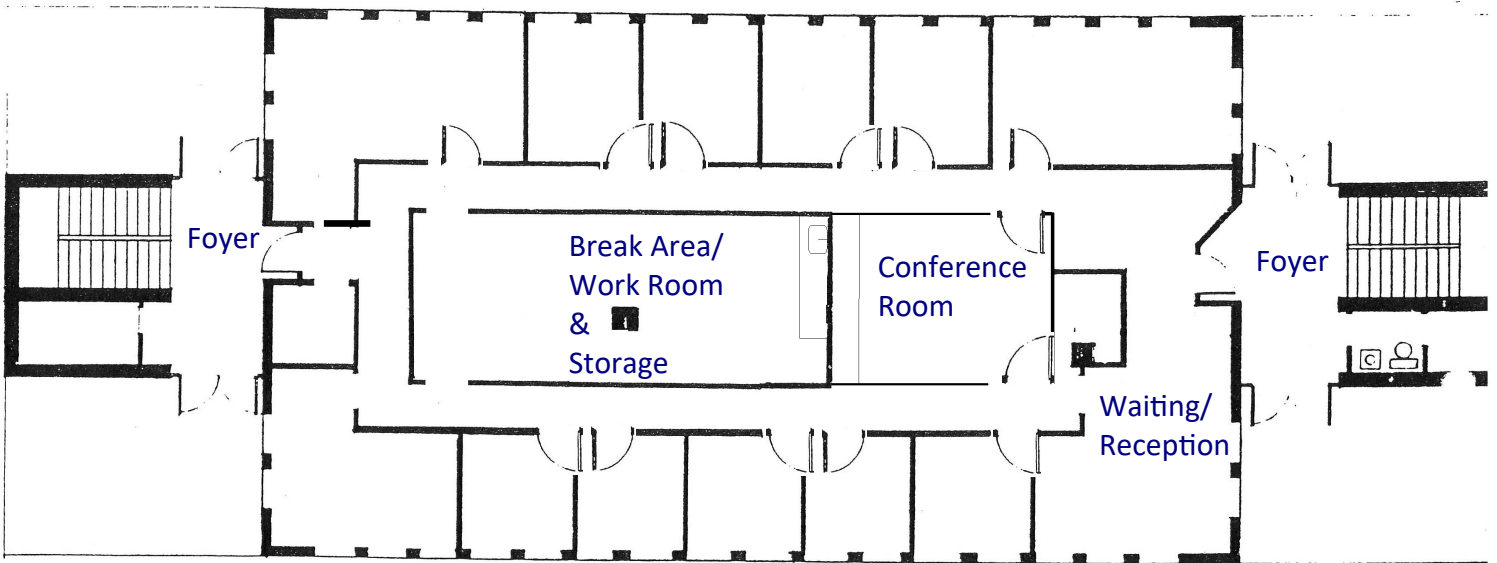
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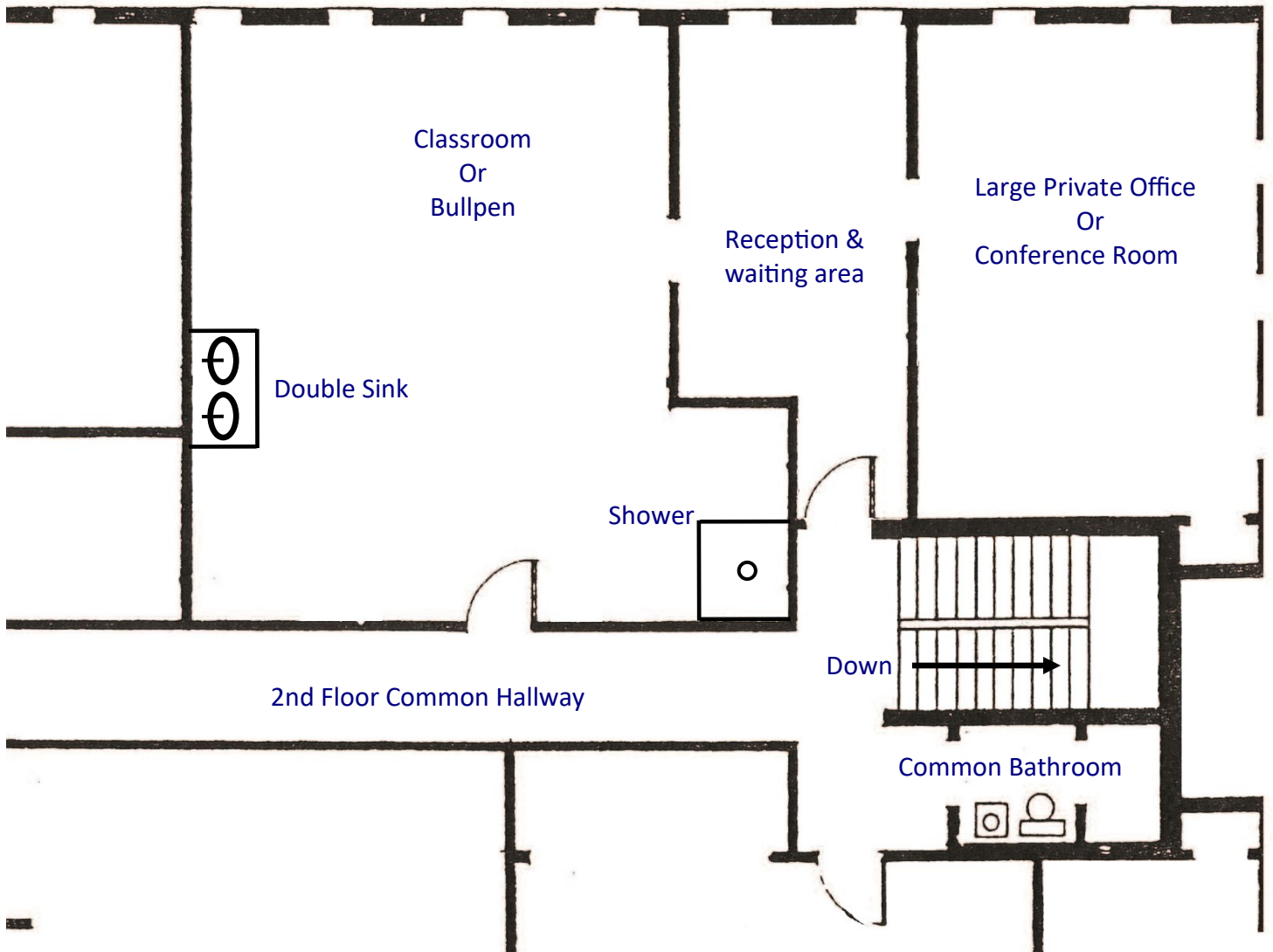


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Suite 100  
3,630 SF  
12 Privates, Conf. Room, Break/Storage, Waiting/Reception

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Suite 205  
1,370 SF

1 Large, Private Office; Waiting/Reception; Bullpen or class room;  
Double sink & full shower in premises.