



**PROPERTY FEATURES:**

- **For Lease: \$18/SF/NNN**
- 1,800 square foot restaurant space available with adjacent patio
- Located one block south of the E 14th and I-235 interchange
- 20,000 VPD on E 14th
- 90,000 VPD on I -235
- Adjacent to McDonald's and the new Tasty Tacos, co-tenanted by Sprint
- Blocks from the State Capital Complex and East High School
- Huge pole sign and ample building signage.
- New drive thru potential
- TI allowance for qualified tenant
- *Listing #573027*

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