

OFFICE SPACE FOR LEASE

970 Yuma Street
Denver, CO 80204



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PROPERTY DESCRIPTION

Renovated for modern business needs, 970 Yuma Street offers prime office space with exceptional highway access near the intersection of 8th Avenue and I-25. The ample parking, shared kitchen and conference room as well as the on-site shower facility provide convenience for tenants. The 2nd floor's separate entrance adds flexibility to the space. This office building is tailored to meet the demands of a dynamic workforce, combining functionality with contemporary design for a productive work environment.

PROPERTY HIGHLIGHTS

- Renovated modern office building
- Excellent highway access near the intersection of 8th Avenue and I-25
- Ample parking
- Amenities included shared kitchen and conference rooms, on-site shower facility
- The 2nd floor has a separate entrance

GARAGE DOOR

- Garage/roll-up door available in the back of the building

AMENITIES

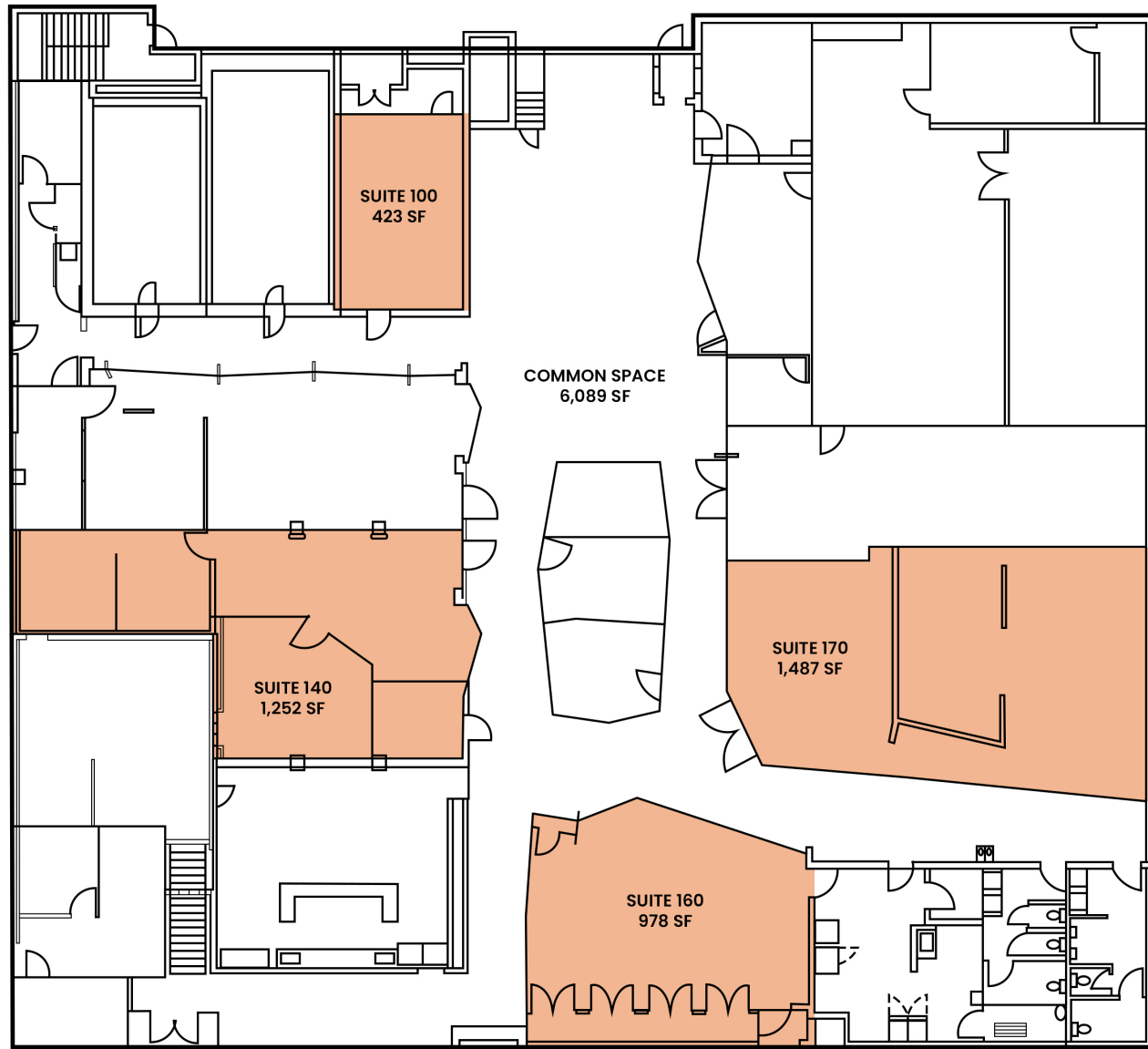
- Shower
- Sauna
- Shared/Reservable Conference Rooms
- Private Shared "Call Rooms"
- Abundant Natural Light
- Greenery/Plant Life
- High Speed WiFi
- **FREE:**
 - MOR Kombucha
 - Huckleberry Coffee – Nitro Cold Brew
 - Flavored Soda Water
- Shared Gym Space
- Kitchen complete with cooking area, dishwashers, and ample refrigerator space



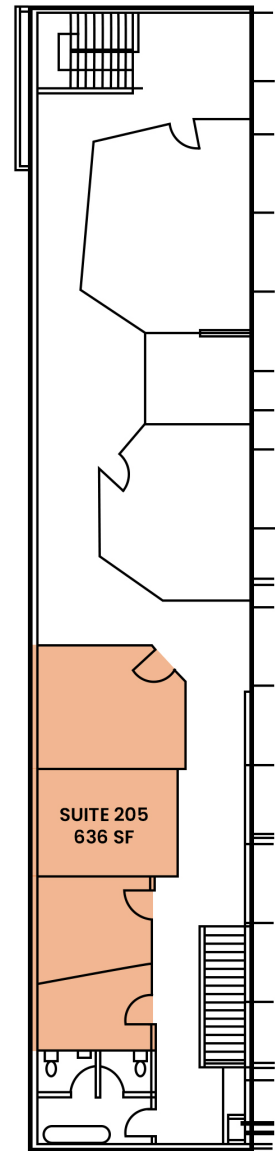
Property Address	970 Yuma Street, Denver, CO 80204
Building Size	18,946 SF
Lot Size	21,027 SF
Year Built	1958
Zoning	I-B

AVAILABLE SPACES

SUITE	SQUARE FEET	LEASE RATE
Suite 100	423	\$25.00/SF \$10/SF NNN's
Suite 140	1,262	\$25.00/SF \$10/SF NNN's
Suite 160	978	\$25.00/SF \$10/SF NNN's
Suite 170	1,487	\$25.00/SF \$10/SF NNN's
Suite 205	636	\$35.00/SF Full Service

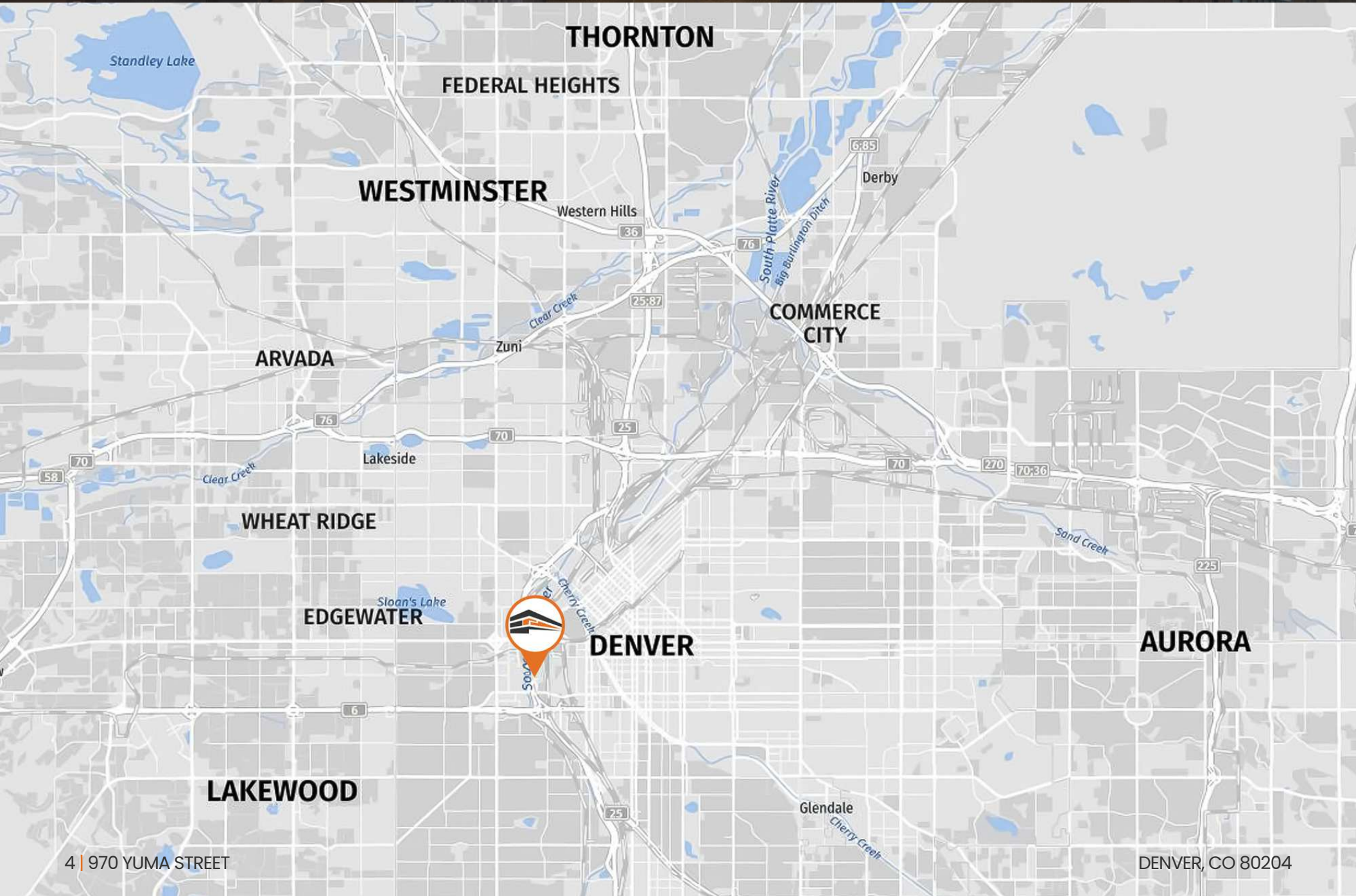


1ST FLOOR



2ND FLOOR


 - Available





 **ELITCH GARDENS**

 **BALL ARENA**

 **UNION STATION**

CENTRAL BUSINESS DISTRICT

 **EMPOWER FIELD**

 **DENVER CENTER FOR THE PERFORMING ARTS**

 **AURARIA CAMPUS**

 **COLORADO CONVENTION CENTER**

 **UNIVERSITY OF COLORADO**
 **METROPOLITAN STATE UNIVERSITY**
 **COMMUNITY COLLEGE OF DENVER**

 **COLORADO STATE CAPITOL**

FEDERAL BLVD

E COLFAX AVE

NSPER BLVD

BROADWAY



 **DENVER PUBLIC LIBRARY**
 **HISTORY COLORADO CENTER**
 **DENVER ART MUSEUM**
 **CLIFFORD STILL MUSEUM**

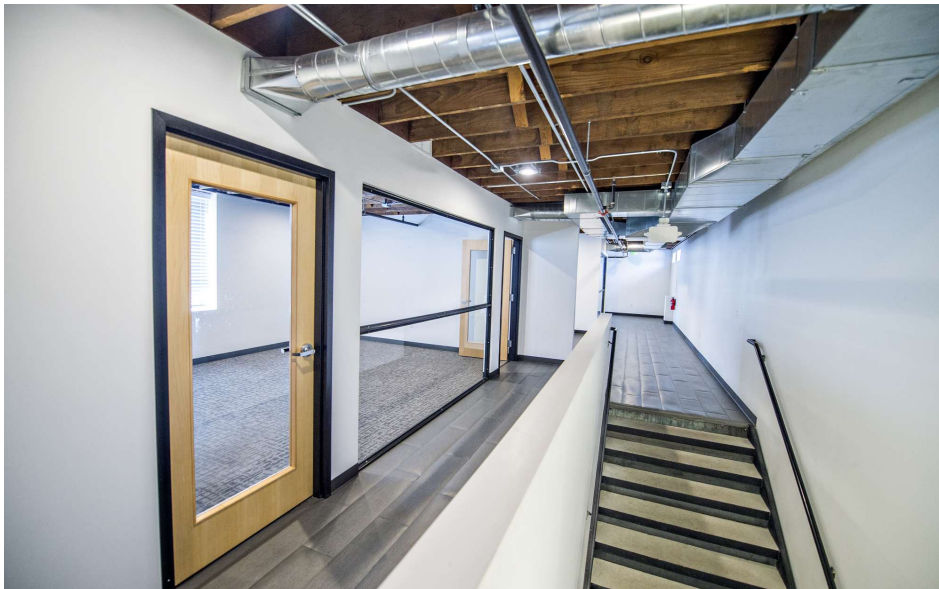
5 1970 YUMA STREET

W 6TH AVE

DENVER, CO 80204







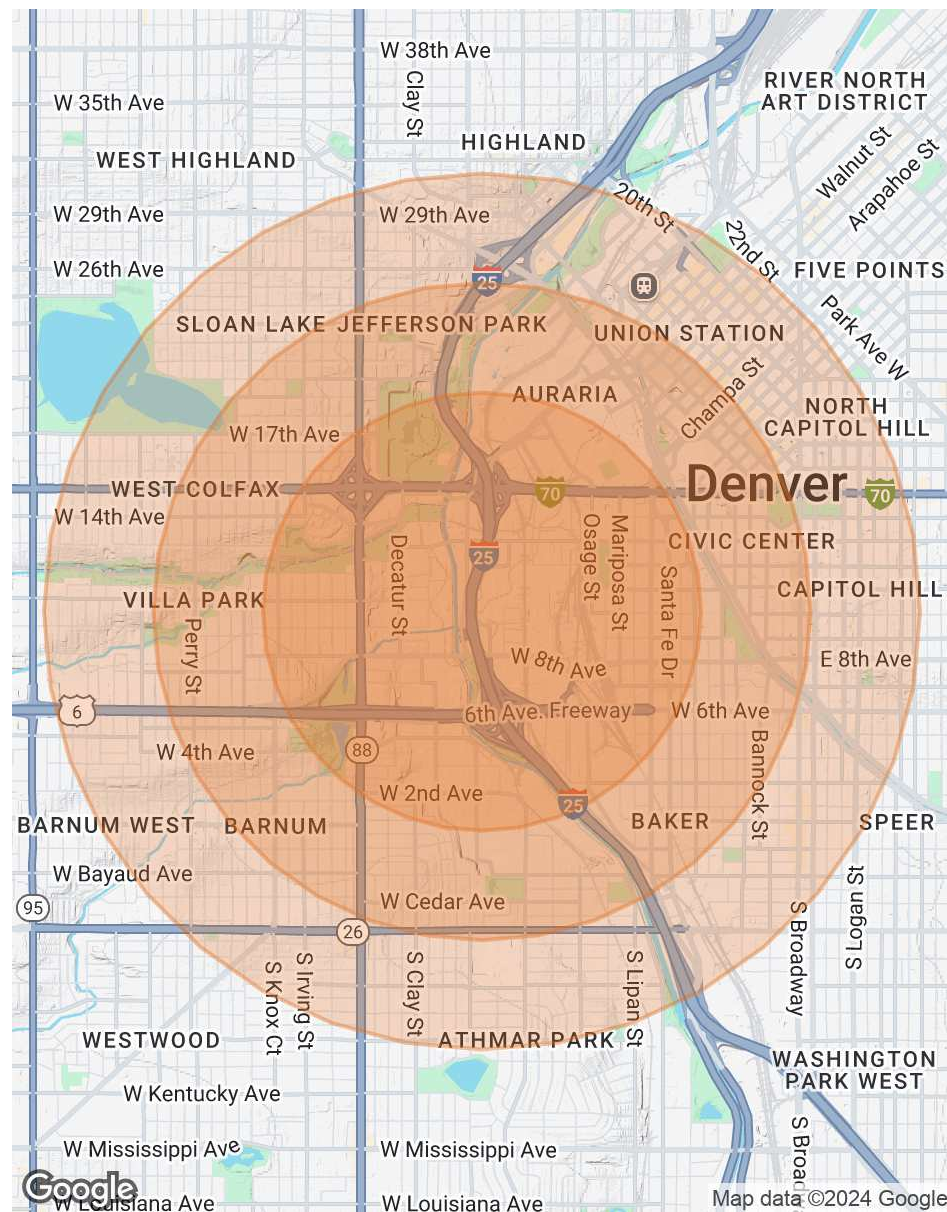
POPULATION

	1 MILE	1.5 MILES	2 MILES
Total Population	12,998	42,495	106,020
Average Age	33	36	37
Average Age (Male)	33	36	37
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	2 MILES
Total Households	5,834	20,316	55,382
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$85,505	\$115,863	\$114,842
Average House Value	\$774,188	\$808,000	\$748,976

Demographics data derived from AlphaMap



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