

2200

S FEDERAL BLVD

DENVER, CO 80219

\$20/RSF (FULL SERVICE)

LEASE RATE



OFFICE/ MEDICAL SPACES

700, 900, & 2,735 RSF



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 **UNIQUE**
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

| | |
|---------------|--|
| Address | 2200 S Federal Boulevard Denver, CO 80219 |
| Lease Rate | \$20.00/RSF (Full Service) |
| SF Available | 700, 900, & 2,735 RSF |
| Building Size | 11,381 SF |
| Lot Size | 0.76 Acres |
| Year Built | 1961 |
| Parking | 100 Free Surface Spaces (8.79/1,000) |
| Signage | Available |
| Zoning | B-4 |

PROPERTY DESCRIPTION

Rare, move in ready medical/ office space with high-visibility corner frontage, prominent signage, and abundant parking. Walkable to light rail and surrounding amenities. Suites available in flexible sizes of 700, 900, and 2,735 RSF at competitive rates.

- Available immediately
- Great corner lot
- Near light rail & restaurants
- Competitive rental rate
- Hard-to-find medical/ office space



AVAILABLE SPACES

LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|-------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 700 - 2,735 SF | Lease Rate: | \$20.00/RSF |

AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------|-----------|--------------|-------------------|--|
| Suite 2 | 700 SF | Full Service | \$1,167 per month | Conference room, private office, open layout. |
| Suite 4 | 900 SF | Full Service | \$1,500 per month | Conference room, private office, open layout. |
| Suite 6 | 900 SF | Full Service | \$1,500 per month | Modern finishes, conference room, private office, and open layout. |
| Suite 2210 | 2,735 SF | Full Service | \$4,558 per month | Dental Ready Space with a conference room, private office, and a bright open layout. |

ADDITIONAL PHOTOS



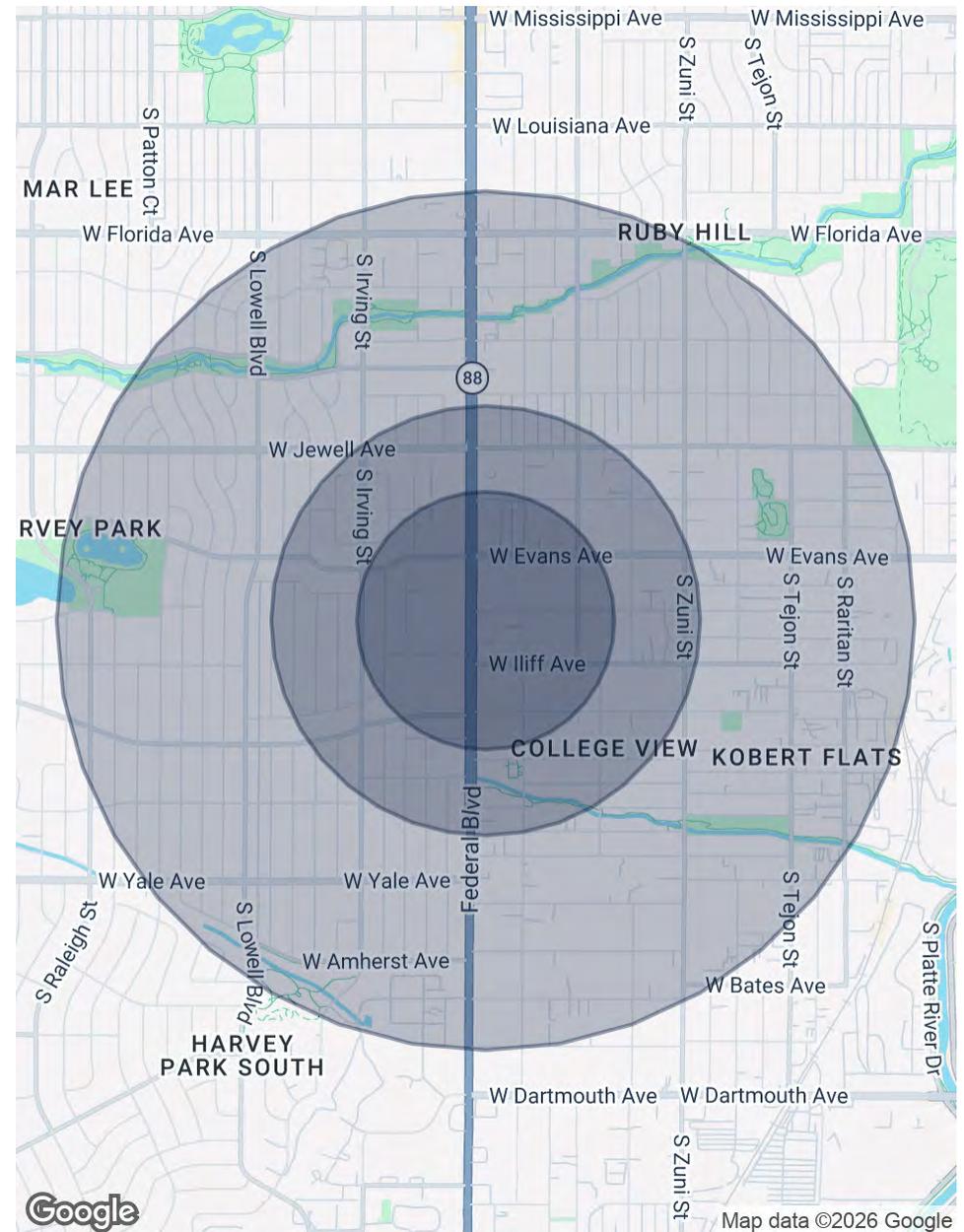
DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,468 | 5,097 | 20,887 |
| Average Age | 36 | 37 | 37 |
| Average Age (Male) | 36 | 36 | 36 |
| Average Age (Female) | 37 | 37 | 38 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 447 | 1,658 | 7,021 |
| # of Persons per HH | 3.3 | 3.1 | 3 |
| Average HH Income | \$119,054 | \$101,829 | \$93,996 |
| Average House Value | \$455,918 | \$467,298 | \$520,102 |

| TRAFFIC COUNTS | | | |
|----------------|----------------|----------------|---------|
| 33,264 VPD | S Federal Blvd | W Warren Ave N | 0.03 mi |
| 30,407 VPD | S Federal Blvd | W Evans Ave N | 0.09 mi |
| 32,550 VPD | S Federal Blvd | W Evans Ave S | 0.09 mi |
| 32,087 VPD | S Federal Blvd | W Iliff Ave N | 0.14 mi |

Demographics data derived from AlphaMap



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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