

2907 HURON ST.

Denver, CO 80211

2ND FLOOR
OFFICE

FOR LEASE

4,091 SF OFFICE | BALLPARK DISTRICT

Property Overview

- **4,091 SF second-floor office space** with flexible layout ideal for creative or professional use
- Located **above a vibrant mix of retail tenants** including Whiskey Tango Foxtrot, Da Sauce, and Forma Collective Salon
- Situated in the **heart of the Ballpark District**, just blocks from **Coors Field, McGregor Square**, and minutes to **RiNo** and **LoDo**
- **Surrounded by thousands of new multifamily units**, providing a strong talent and client pool
- **Excellent transportation access** — 2 minutes to **I-25** and walking distance to **Union Station** and light rail
- High ceilings, abundant natural light, and walkable neighborhood amenities enhance employee experience

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SOLOMON STARK

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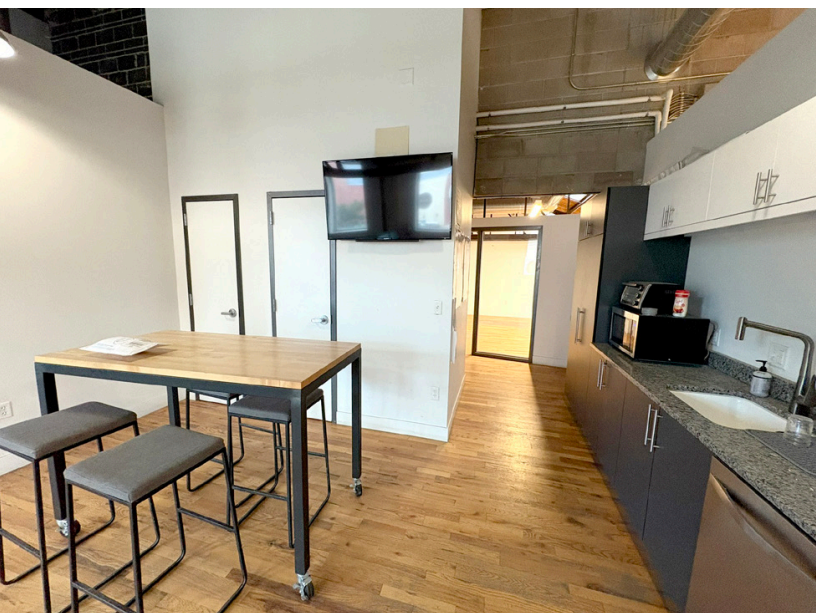
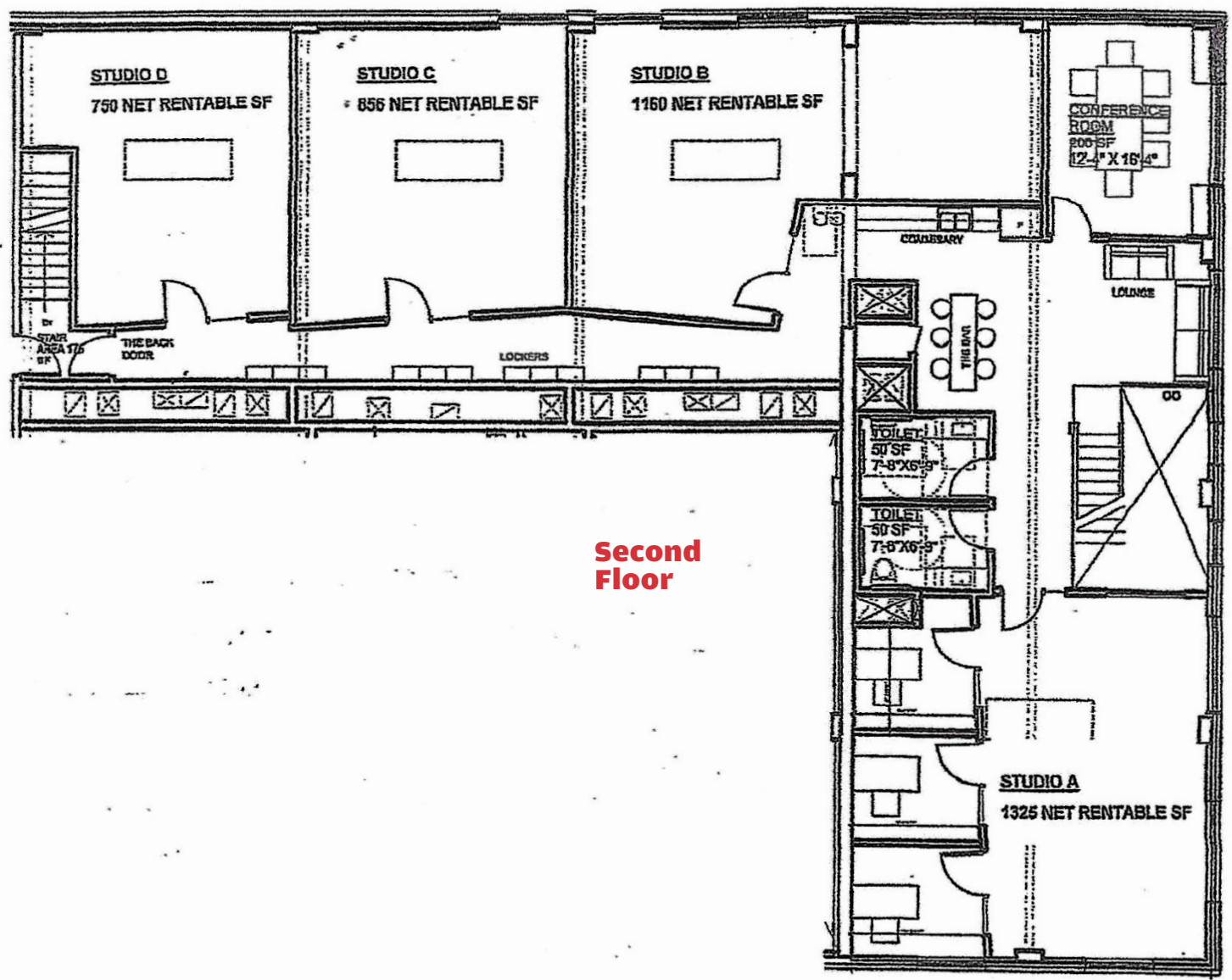


Property Facts

Available SF	4,091 SF
Lease Rate	\$20.00/SF NNN
NNN Est.	\$6.65/SF
Occupancy	Immediate
Floor	2nd
Parking	\$100 per spot/month



FLOOR PLAN



2907 HURON ST.

OFFICE FOR LEASE



Very Walkable **82**

AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	45,747	221,096	448,273
Median HH Income	\$96,986	\$86,051	\$82,909
Daytime Employees	70,504	233,038	379,836
Bachelor's or Higher	62%	58%	51%
Median Home Value	\$769,649	\$671,346	\$629,975

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