

**FOR LEASE**  
OFFICE SPACE

**1076-1078 S GAYLORD STREET**  
**DENVER, COLORADO 80209**

**1,800 SF ON TWO FLOORS**



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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## FOR LEASE | OFFICE SPACE AT **1076-1078 S GAYLORD ST** **DENVER, COLORADO 80209**

**LEASE RATE** PLEASE CALL BROKERS FOR DETAILS

**AVAILABLE SIZE** 1,800 SF On two floors  
2nd Floor can be subleased if desired

**ZONING** B-2, Denver

**PARKING** 3 Reserved, ample off-street parking

**SIGNAGE** On-building signage available

**AVAILABLE** February 1, 2026

**YEAR BUILT** 1913

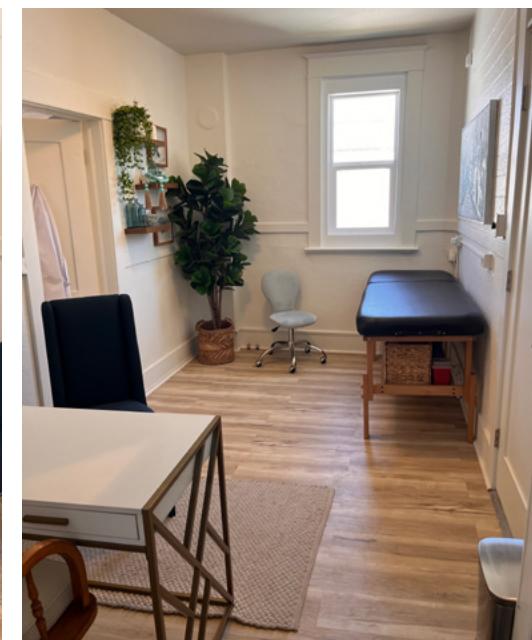
**CONSTRUCTION** Masonry

**STORIES** Two

**FRONTAGE** 54' on Gaylord Street

### PROPERTY HIGHLIGHTS

- Outdoor courtyard
- Perfect space for retail/office/medical office
- Recently renovated
- Located in highly desirable Gaylor Shopping District in Washington Park neighborhood



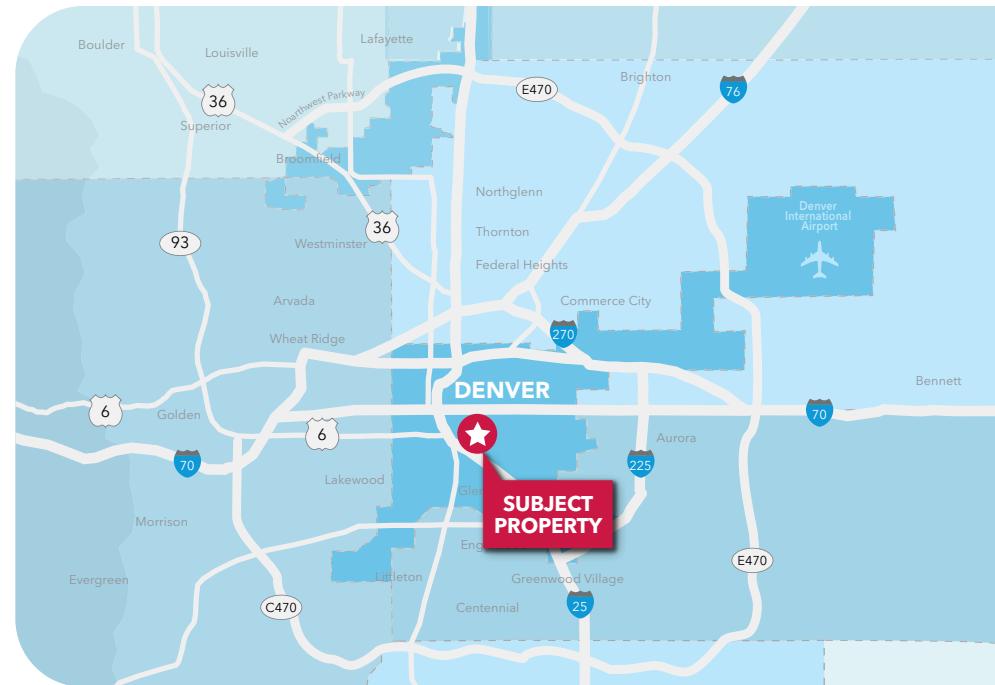
# PROPERTY PHOTOS



# DEMOGRAPHIC INFORMATION

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,702	201,660	532,979
Daytime Population	3,680	143,818	379,404
Population Growth '24 - '29	Up 0.2%	Up 0.2%	Up 0.3%
Households	7,004	102,469	252,331
Household Growth '24 - '29	Up 0.2%	Up 0.2%	Up 0.3%
Median HH Income	\$152,305	\$86,336	\$79,565



# NEIGHBORHOOD HIGHLIGHTS

- Washington Park Neighborhood voted #1 Denver Neighborhood by 5280 Magazine in 2023 and 2024. Wash Park boasts one of the highest percentages of college educated residents with households well above the median.
- Historic South Gaylord Street hosts annual neighborhood events such as the Memorial Weekend Kickoff to Summer Festival, Firefly Handmade Markets and Halloween Trick or Treat Street.

- South Gaylord Street is home to many locally owned restaurants, health and beauty services, sporting goods shops, fine art, fashion and co-working.
- Close to main thoroughfares University Boulevard, Alameda Avenue and Speer Boulevard for easy transport throughout Denver.
- Close to the University of Denver, Belcaro and Cherry Creek neighborhoods.



**84** Walk Score  
**VERY WALKABLE**



# 75 Bike Score

## VERY BIKABLE



# 38 Transit Score

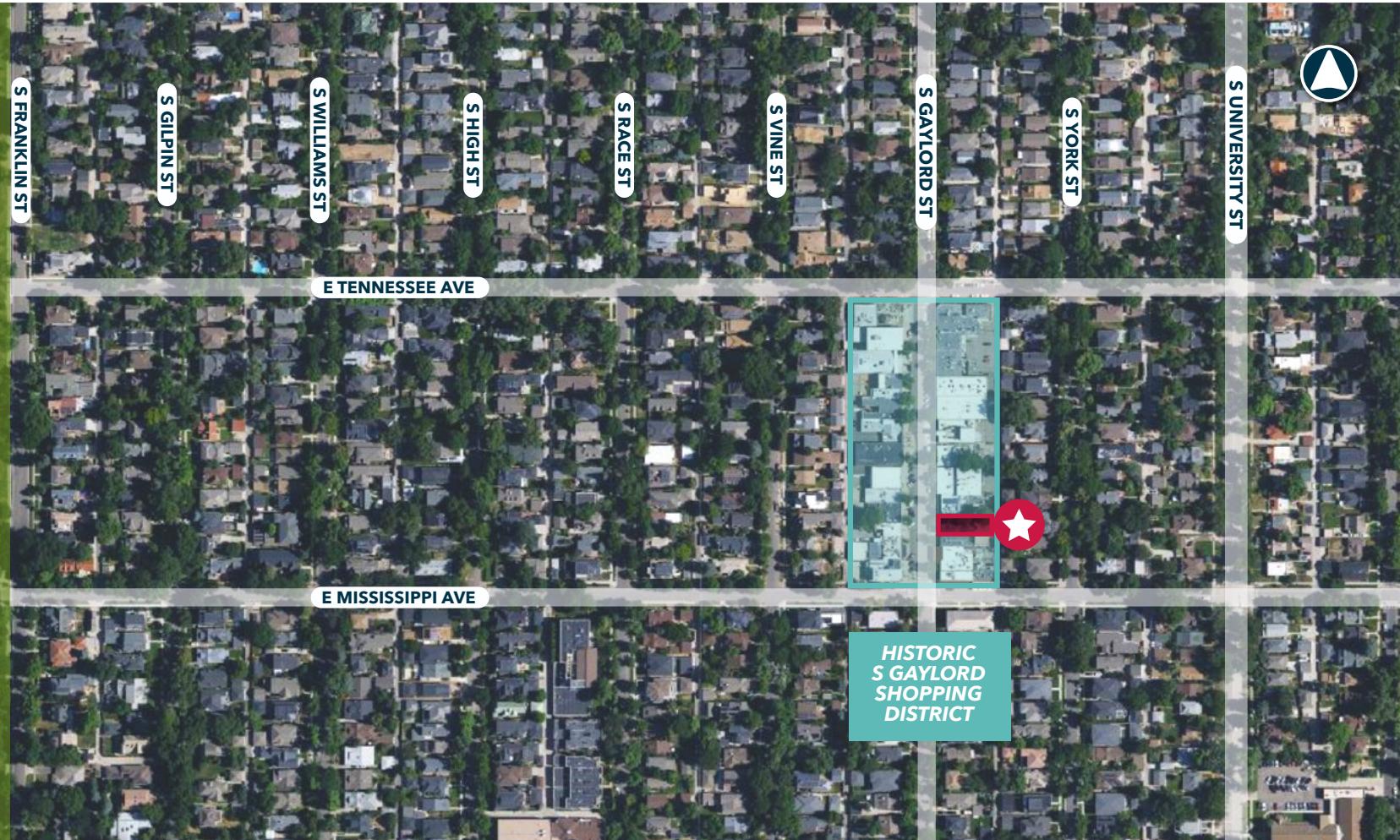
## GOOD TRANSIT

# 1076-1078 S GAYLORD STREET DENVER, COLORADO 80209

## DRIVE TIMES & DISTANCE

University of Denver	7 Mins / 1.9 Miles
Cherry Creek	7 Mins / 2.2 Miles
Downtown Denver	15 Mins / 5.2 Miles
Denver Tech Center	12 Mins / 7 Miles
DEN Airport	35 Mins / 29 Miles

## WASHINGTON PARK



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