

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





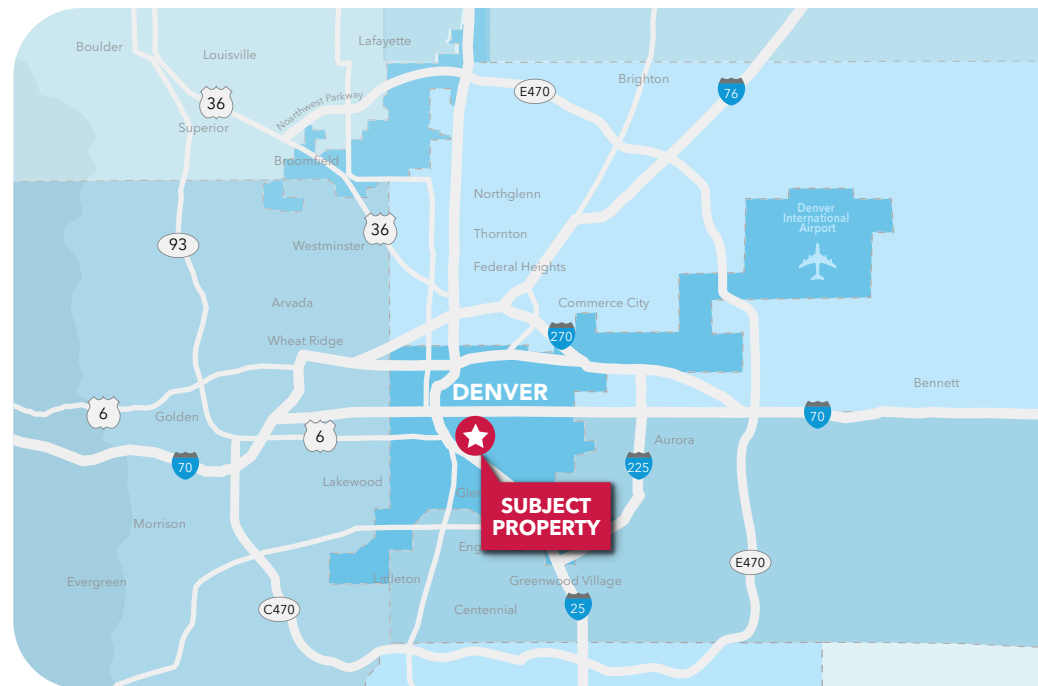
DEMOGRAPHIC INFORMATION

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



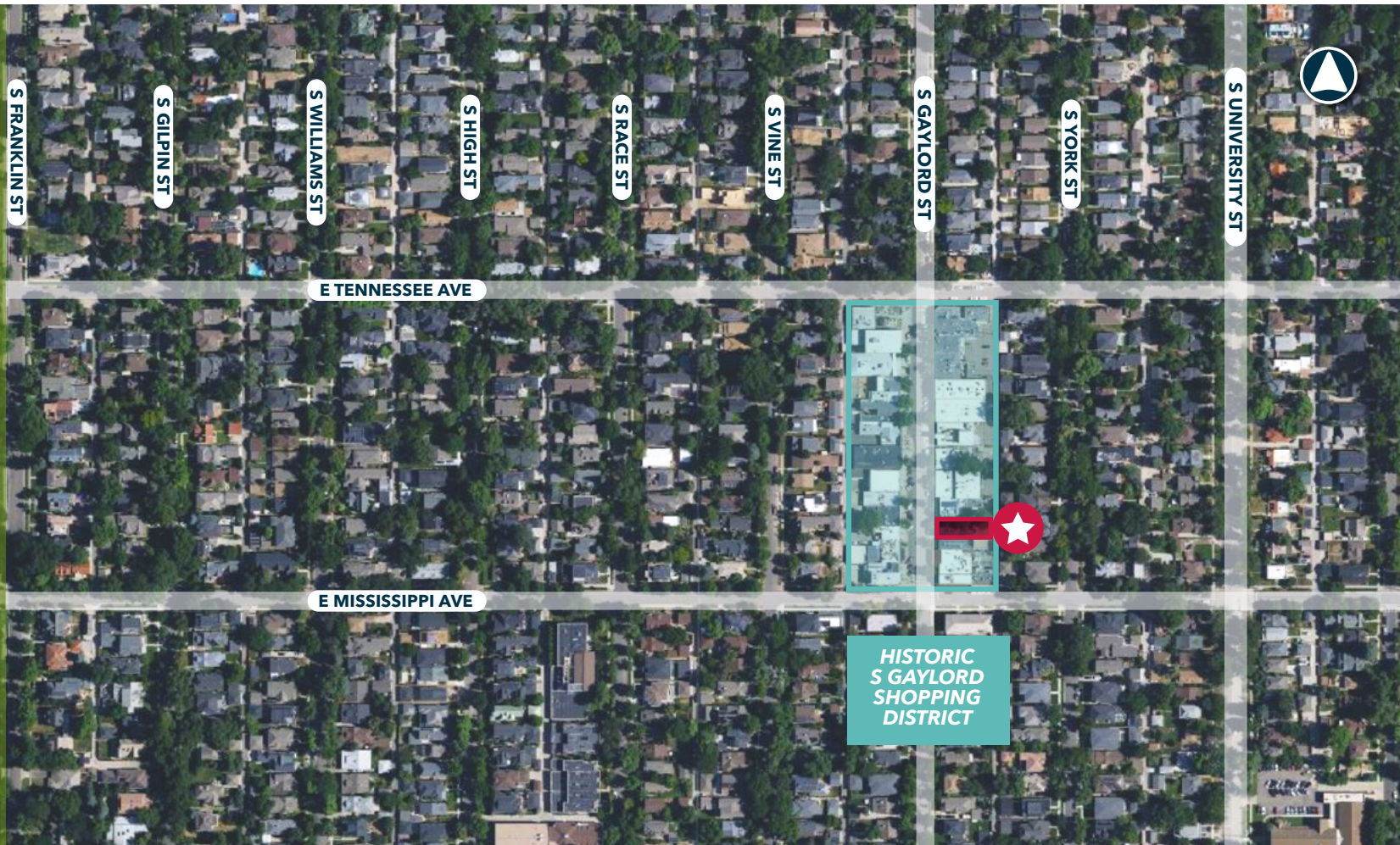
38 Transit Score
GOOD TRANSIT

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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