

2442 S DOWNING ST

Denver, CO 80210



PROPERTY HIGHLIGHTS

- Three room office suite available on first floor
- Just South of Evans off of Downing St.
- Small parking lot along with street parking available
- Located near many amenities.
- Common bathrooms

OFFERING SUMMARY

Lease Rate Suite 102	\$1,250 mo
Number of Units Available:	1
Available SF:	Square Feet 450
Building Size:	4,800 SF

SPACES	LEASE RATE SUITE 102	SPACE SIZE
Suite 102	\$1,250 per month	450 SF



BRANDI SPENCER

Senior Broker
720.880.6977
brandi@algcommercial.com

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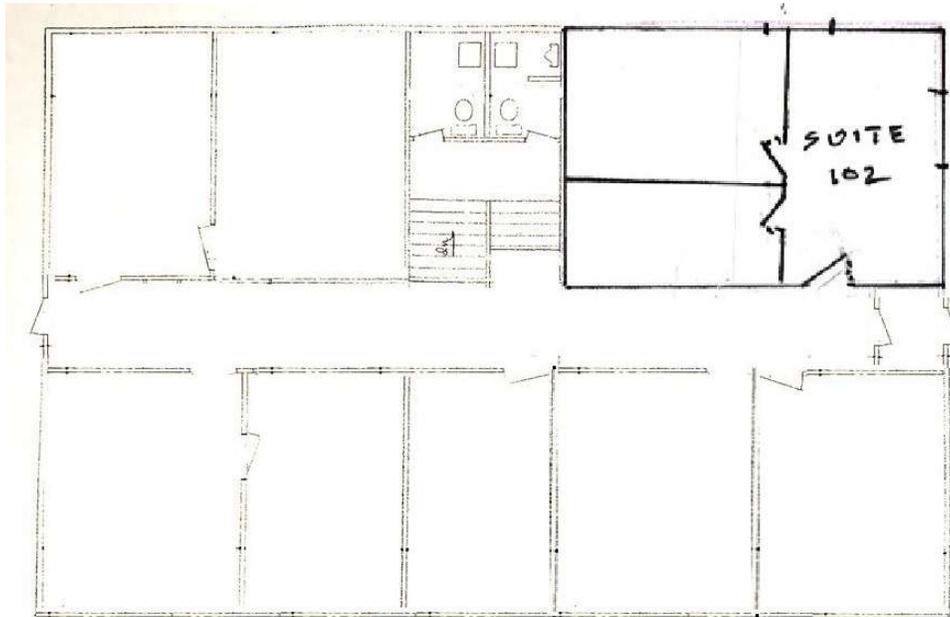
7354 South Alton Way, Suite 101
Centennial, CO 80112
algcommercial.com

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OFFICE SPACE FOR LEASE

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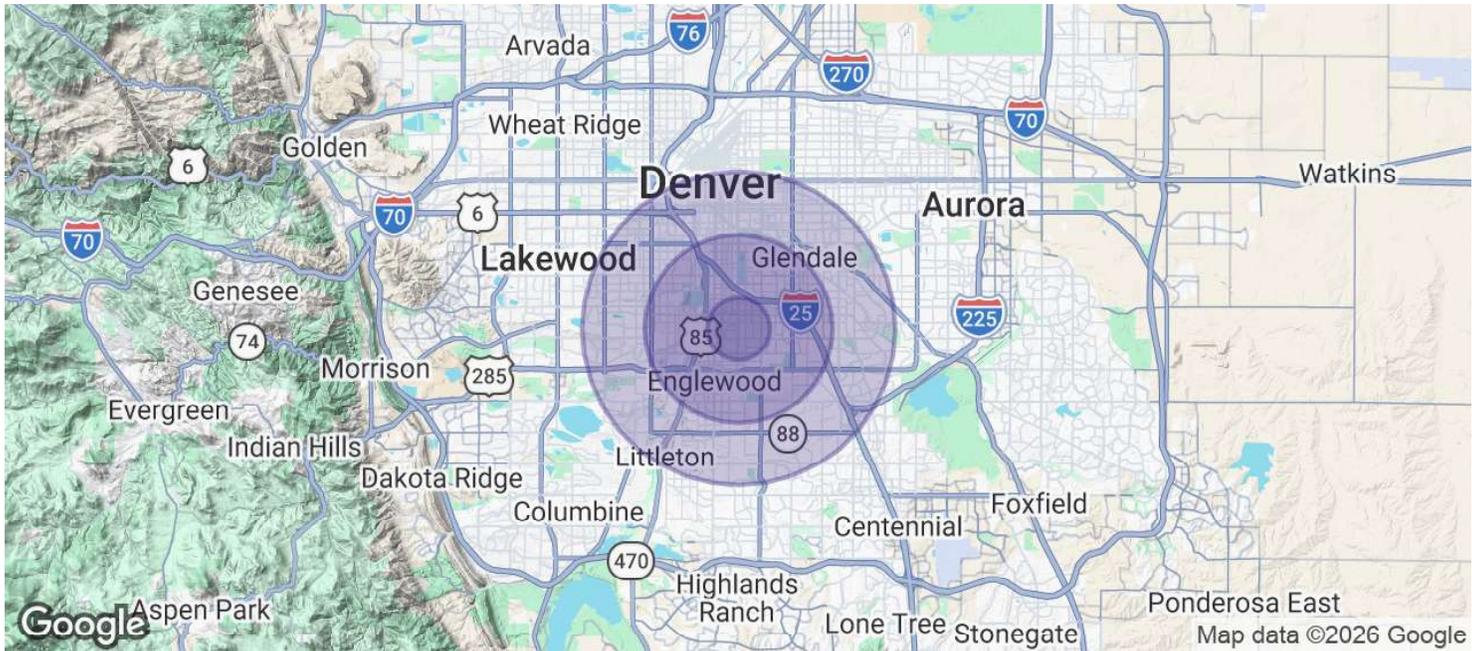
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	21,959	146,267	463,493
Average Age	33.2	37.5	37.4
Average Age (Male)	34.4	37.2	37.3
Average Age (Female)	32.9	37.2	37.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	9,180	65,843	210,494
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$121,038	\$109,721	\$99,703
Average House Value	\$544,613	\$492,733	\$435,277

2020 American Community Survey (ACS)



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