

1660

SOUTH ALBION STREET

DENVER, CO 80222

LEASE RATE

\$18 - \$24 SF/YR (GROSS)

\$

FLEXIBLE LEASE TERMS

\$18 PSF 1ST YEAR RATE ON 1,000 SF+



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 **UNIQUE**
PROPERTIES

TCN
REAL ESTATE SERVICES

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Unique Properties, Inc

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PROPERTY HIGHLIGHTS



- FLEXIBLE LEASE TERMS!!! FREE RENT AVAILABLE!!



- Tower 1660 is 111,108 Sq. Ft. We have suites available from 404 SF to 3,722 SF



- 2.55 spaces per 1,000 square feet



- EV charging available onsite.



- Heated / Covered Parking for Tenants | \$25 Unreserved & \$75 Reserved



- Plethora of dining options nearby



- Newly renovated gym with showers



- Café in the lobby of Tower 1660



- Multiple common conference rooms available to Tenants



- Beautiful views of the front range



- Property manager onsite

ADDITIONAL PHOTOS



AVAILABLE SUITES



SUITE #	SQ. FT.	LAYOUT
223	2,145	7 offices on the glass, open area/reception, copy room/storage, break room.
227	973	3 offices on the glass, open area/reception, and kitchen.
412	442	1 office on the glass, open area/reception (western facing views).
518	2,218	Corner suite with 5 offices on the glass, reception, storage and break room.
520	1,724	5 offices on the glass, kitchenette, storage, open area/reception.
610	2,857	12 offices, conference room, open area, break room.
716	992	2 private office on the glass, reception and break room.
826	719	1 large office (could be divided) with reception.
911	525	1 private office on the glass with reception. Has plumbing.
916 (1)	1,720	5 offices, reception, open area, and copier/storage room.
920 (1)	2,002	4 private offices on the glass, conference room, copier/storage, break room.

1) Spaces are contiguous, and can be combined for 3,722 SF

AERIAL - SE



8 MINUTES:
DENVER TECH CENTER

RTD LIGHT RAIL:
COLORADO STATION



AERIAL - NW



DOWNTOWN
DENVER

8 MINUTES:
CHERRY CREEK



COLORADO BLVD

E. MEXICO AVE



AREA DEMOGRAPHICS



Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	22,279	82,295	186,257	<\$25,000	1,162	4,962	10,161
2024 Estimate	22,116	81,275	183,944	\$25,000 - \$50,000	2,045	6,335	13,602
2020 Census	22,650	81,286	183,103	\$50,000 - \$75,000	1,949	5,739	13,933
Growth 2024-2029	0.74%	1.25%	1.26%	\$75,000 - \$100,000	1,262	4,141	10,070
Growth 2020-2024	-2.36%	-0.01%	0.46%	\$100,000 - \$125,000	961	3,030	7,916
Median Age	36.10	37.30	37.90	\$125,000 - \$150,000	912	3,195	7,281
Average Age	38.10	39.50	39.60	\$150,000 - \$200,000	1,036	3,821	8,968
2024 Population by Race:				\$200,000+	1,363	7,148	15,924
White	16,092	61,739	137,795	2024 Population by Education:			
Black	1,061	3,924	11,243	Some High School, No Diploma	834	2,164	4,859
Am. Indian & Alaskan	211	458	1,114	High School Grad (Incl Equivalency)	2,134	6,368	14,233
Asian	767	3,163	6,478	Some College, No Degree	3,775	12,881	27,981
Hawaiian & Pacific Island	8	20	63	Associate Degree	1,905	5,243	11,226
Other	3,977	11,971	27,252	Bachelor Degree	6,501	22,426	53,603
Hispanic Origin	3,676	10,521	23,796	Advanced Degree	3,400	16,620	38,192
U.S. Armed Forces:				2024 Population by Occupation			
Households:				Real Estate & Finance	1,628	5,777	11,884
2029 Projection	10,756	38,872	88,921	Professional & Management	8,810	35,147	85,236
2024 Estimate	10,689	38,372	87,855	Public Administration	445	1,443	3,807
2020 Census	11,004	38,318	87,789	Education & Health	2,771	10,727	25,240
Growth 2024-2029	0.63%	1.30%	1.21%	Services	2,120	6,649	13,754
Growth 2020-2024	-2.86%	0.14%	0.08%	Information	498	1,735	4,142
Owner Occupied	6,848	24,260	48,913	Sales	3,178	10,414	22,436
Renter Occupied	8,412	39,631	75,295	Transportation	1,143	3,053	5,731
2024 Avg Household Income				Retail	1,301	4,039	9,220
2024 Med Household Income				Wholesale	254	1,115	2,647
	6,446	20,686	46,946	Manufacturing	653	2,104	5,091
				Production	1,224	2,876	6,486
				Construction	596	1,492	4,310
				Utilities	849	1,924	4,632
				Agriculture & Mining	179	551	1,227
				Farming, Fishing, Forestry	5	14	101
				Other Services	739	2,277	5,321



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