

OFFICE FOR LEASE

1790 N Gaylord St., Denver, CO 80206



LEASE RATE
\$5,000/MO



SPACE AVAIL.
1,600 SF



ZONING
C-MX-5

SUMMARY

Elevate your business in the heart of Denver's thriving Uptown neighborhood with this turnkey, 1,600 SF modern office suite at 1790 N Gaylord St, Unit 100. Perfectly designed for growing teams in professional services, tech, creative, or boutique firms, this move-in-ready space blends contemporary finishes with functional layout—delivering privacy, collaboration, and convenience in one of Denver's most sought-after locations.

HIGHLIGHTS

- Just 1.5 miles from downtown Denver, steps from City Park, the Denver Zoo, and the iconic 17th Avenue restaurant district.
- 3 dedicated garage parking spaces, with abundant additional street parking spaces.
- With 6 private offices (~50 SF each) an executive office (~200 SF), and a dedicated conference room (~200 SF)
- Full suite kitchen: dishwasher, electric stove, oven, microwave, and sink helps provide access to a community space for employees.

NORTHPEAK TEAM

DREW WILLIAMS

Advisor

(303) 917-5232

Drew@NorthPeakCRE.com

JOE HORNSTEIN

Principal

(720) 939-2943

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VIRTUAL TOUR



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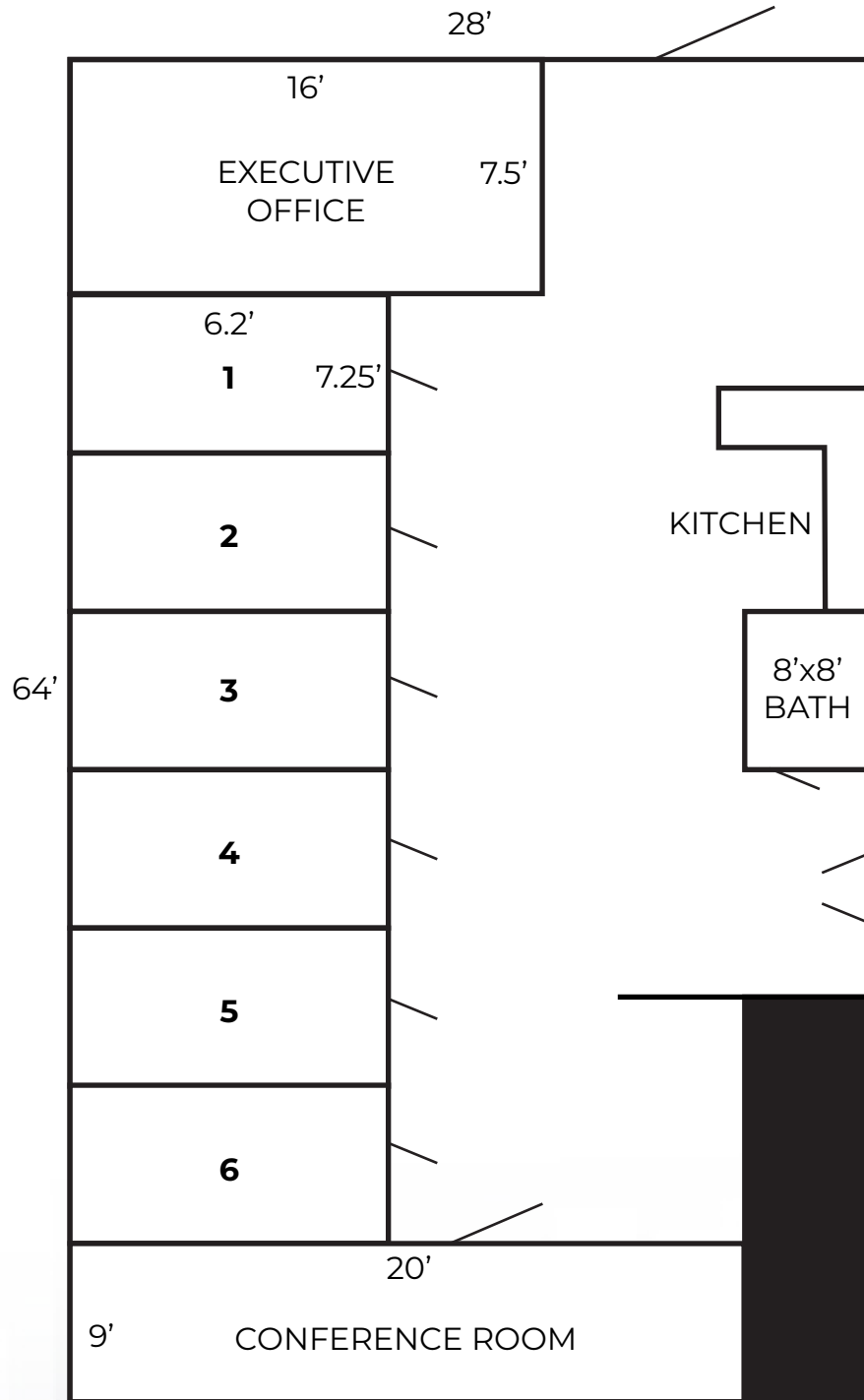
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HIGH-INCOME, DENSE SURROUNDING POPULATION

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	31,723	229,618	483,397
2029 Population	32,003	233,860	490,825
Population Growth 2024-2029	0.9%	1.9%	1.5%
2024 Average Age	38	38	38

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	17,983	122,170	229,647
2029 Households	18,116	124,520	233,289
Household Growth 2024-2029	0.7%	1.9%	1.6%
Median Household Income	\$78,065	\$88,962	\$84,893

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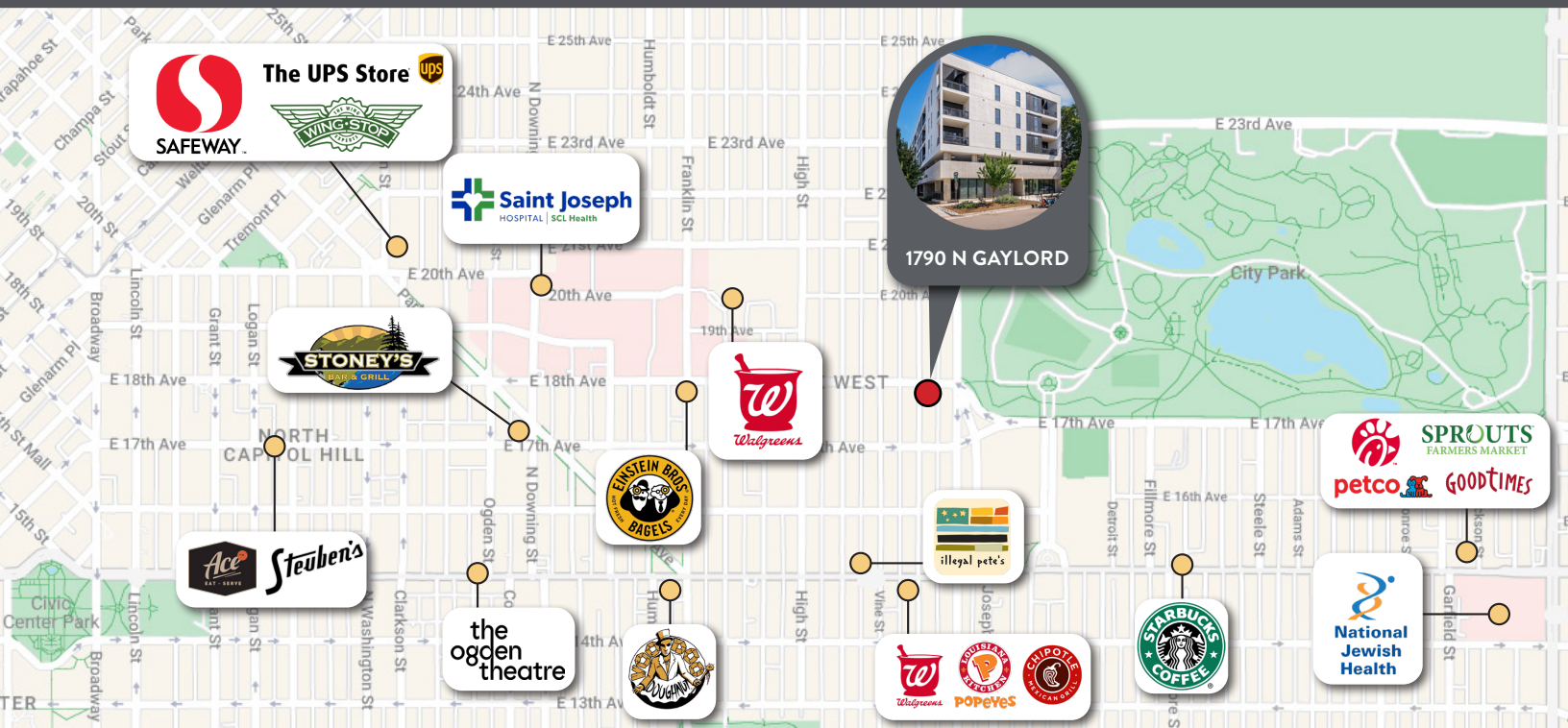
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