

**2727**

**BRYANT ST**  
DENVER, CO 80211

**\$25 PSF FSG**  
LEASE RATE

**OFFICE**



**PREMIER JEFFERSON PARK LOCATION**



**400 S BROADWAY**  
**DENVER, CO 80209**

**MARC LIPPITT**

PRINCIPAL  
303.321.5888  
mlippitt@uniqueprop.com

**JUSTIN HERMAN**

SENIOR BROKER  
720.881.6343  
jherman@uniqueprop.com

# Team Contacts

## Marc S. Lippitt

Principal

303.321.5888

mlippitt@uniqueprop.com

## Justin Herman

Senior Broker

720.881.6343

jherman@uniqueprop.com



## Unique Properties, Inc

400 South Broadway | Denver, CO 80209

www.uniqueprop.com

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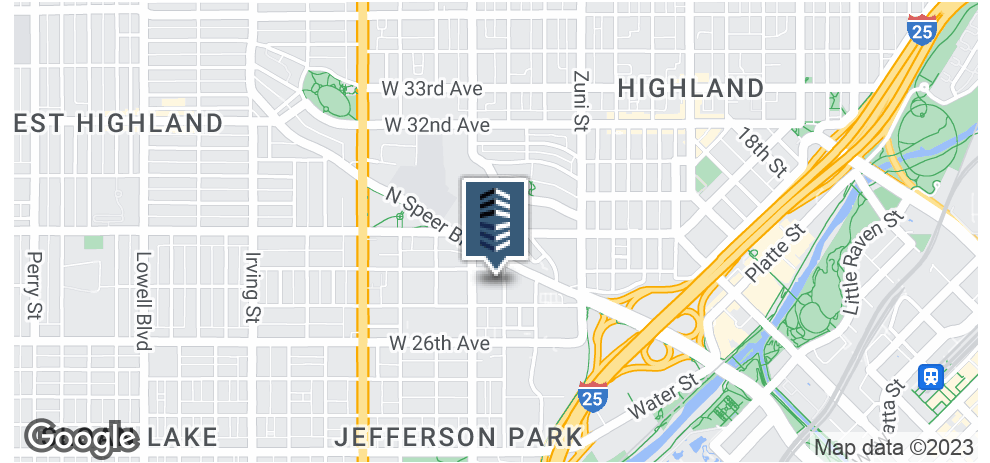
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$25 PSF FSG
Total Building SF:	28,641 SF
Available SF:	990 SF
Suite B-2:	260 SF
Suite 206:	730 SF
TOC:	1974
Zoning:	C-MX-5
County:	Denver
Parking:	61 Spaces
Parking Ratio:	2.13 per 1,000 SF

## PROPERTY OVERVIEW

2727 Bryant is a 28,641 SF office building located in the heart of Jefferson Park. This property caters to the smaller tenant foot print as there are available suites ranging from 260 – 990 SF. In addition to the great location, 2727 Bryant Street has available off-street parking for tenants and visitors. This property offers tenants a cost effective alternative compared to downtown pricing.

## PROPERTY HIGHLIGHTS

- Premiere Jefferson Park Location
- Spectacular Views
- Great access to downtown and the highway.
- Cost effective alternative close to downtown.
- Off-Street Parking Available



Marc S. Lippitt  
Chairman | President  
303.321.5888  
mlippitt@uniqueprop.com

Justin N. Herman  
Vice President  
720.881.6343  
jherman@uniqueprop.com

# ADDITIONAL PHOTOS



SITE MAP



# Demographic Summary Report

Radius	1 Mile		2 Mile		3 Mile	
<b>Population</b>						
2027 Projection	42,901		134,127		260,677	
2022 Estimate	37,945		119,979		237,333	
2010 Census	21,713		77,962		177,119	
Growth 2022 - 2027	13.06%		11.79%		9.84%	
Growth 2010 - 2022	74.76%		53.89%		34.00%	
<b>Households</b>						
2027 Projection	21,949		65,881		126,789	
2022 Estimate	19,357		58,677		114,992	
2010 Census	10,775		36,694		83,795	
Growth 2021 - 2026	13.39%		12.28%		10.26%	
Growth 2010 - 2022	79.65%		59.91%		37.23%	
Owner Occupied	8,364	43.21%	23,321	39.74%	43,830	38.12%
Renter Occupied	10,993	56.79%	35,357	60.26%	71,162	61.88%
<b>2022 Households by HH Income</b>						
	<b>19,358</b>		<b>58,678</b>		<b>114,994</b>	
Income: <\$25,000	2,890	14.93%	11,104	18.92%	22,719	19.76%
Income: \$25,000 - \$50,000	1,767	9.13%	6,537	11.14%	17,011	14.79%
Income: \$50,000 - \$75,000	2,227	11.50%	8,300	14.14%	18,682	16.25%
Income: \$75,000 - \$100,000	2,287	11.81%	6,367	10.85%	13,316	11.58%
Income: \$100,000 - \$125,000	1,897	9.80%	5,811	9.90%	10,848	9.43%
Income: \$125,000 - \$150,000	2,022	10.45%	5,469	9.32%	9,279	8.07%
Income: \$150,000 - \$200,000	2,352	12.15%	6,363	10.84%	10,466	9.10%
Income: \$200,000+	3,916	20.23%	8,727	14.87%	12,673	11.02%
<b>2022 Avg Household Income</b>	<b>\$132,374</b>		<b>\$113,882</b>		<b>\$100,128</b>	
<b>2022 Med Household Income</b>	<b>\$106,695</b>		<b>\$88,342</b>		<b>\$73,768</b>	

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