

1805 SOUTH BELLAIRE STREET

Denver, CO 80222



PRIVATE OFFICE
SPACE FOR
SUBLEASE

KIRK PRESTON

Broker Associate
O: (303)-877-3320
Kirkp@pcgcre.com

1805 SOUTH BELLAIRE STREET | DENVER, CO 80222



OFFICE LOBBY

PROPERTY DESCRIPTION

365ft² Private office with waiting room. Sublease ends on October 31st 2027. This professional office building sits equidistant between Downtown and the Denver Tech Center, with immediate access to I-25 and South Colorado Blvd, making commuting, client drop-ins, and regional connections effortless. The building is also surrounded by the vibrant retail corridor of South Colorado Blvd — from abundant dining and boutique shopping to specialty services, everything is just minutes away.

PROPERTY HIGHLIGHTS

- 3rd floor room with 24/7/365 Keycard Access
- East facing operable windows with canopy view and in unit heating/cooling
- Guest parking availability and private lot parking passes for \$30/month
- PO box and Property management on site

OFFERING SUMMARY

Lease Rate:	\$24.75 SF/yr (Full Service)
Available SF:	365 SF
Lot Size:	1.73 Acres
Building Size:	36,202 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,236	2,852	10,300
Total Population	2,656	6,041	21,308
Average HH Income	\$99,196	\$110,166	\$123,951

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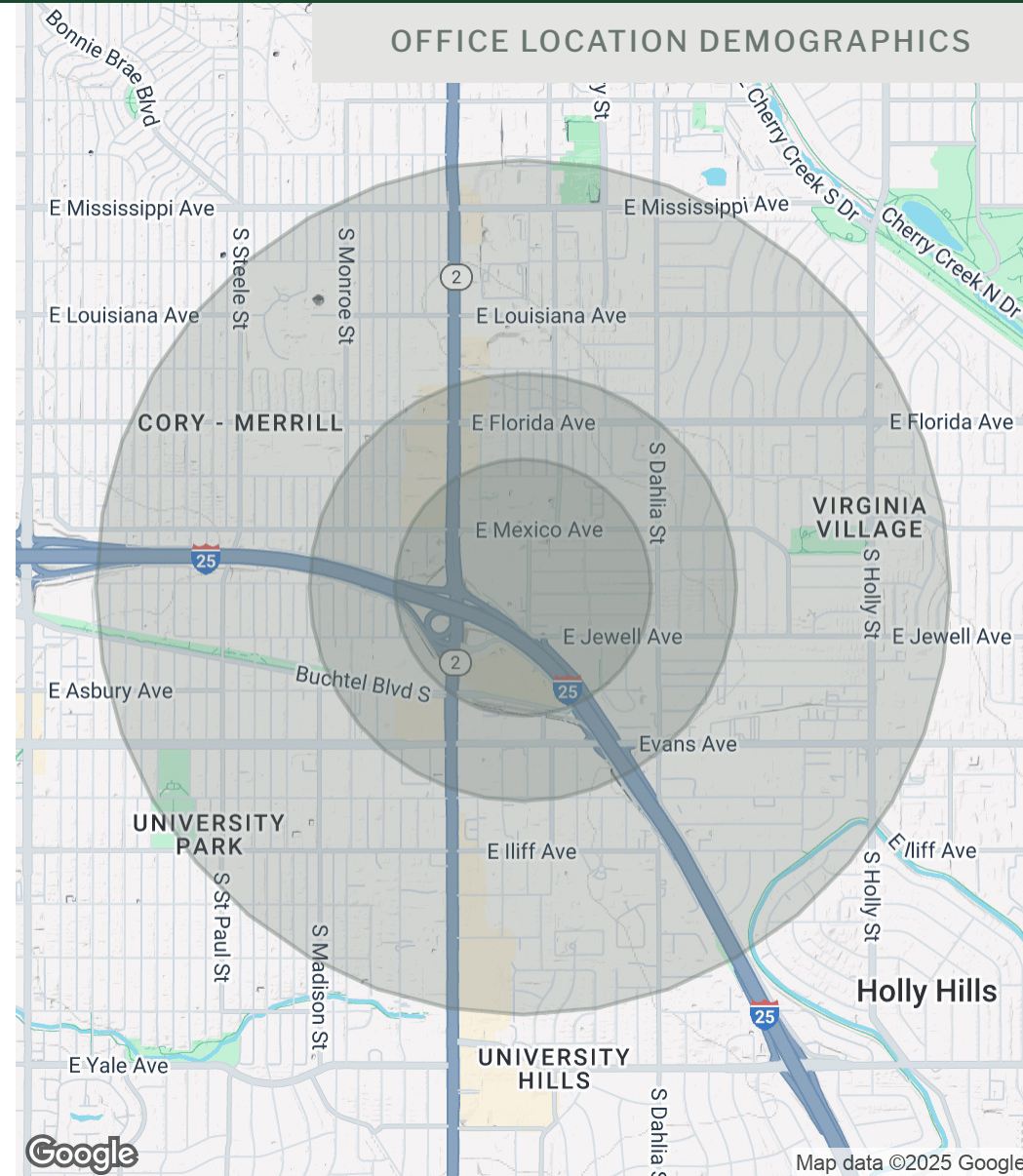


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,656	6,041	21,308
Average Age	40	41	39
Average Age (Male)	40	40	38
Average Age (Female)	41	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,236	2,852	10,300
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$99,196	\$110,166	\$123,951
Average House Value	\$663,716	\$742,399	\$797,743

Demographics data derived from AlphaMap



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LISTING BROKER



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Direct: **303.877.3320**

PROFESSIONAL BACKGROUND

Kirk combines a genuine passion for real estate with a strong work ethic and a results-driven approach. Known for his persistence, professionalism, and commitment to client satisfaction, he consistently delivers win-win results in every transaction. Whether you're buying, selling, or leasing, he will guide you every step of the way.

EDUCATION

Kirk graduated from Colorado State University with a B.S. in Finance and Real Estate. He also served as the Vice President of the CSU Real Estate Club.

MEMBERSHIPS

He is passionate about connecting and building industry community through his active involvement with ICSC, NAIOP, ULI, CCIM, CoreNet, and other real estate organizations. Recently enjoying and building his network and skills through NAIOP's Developing Leadership Mentor Program.

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