

FOR LEASE

**3,000 RSF**

Office in Curtis Park

**NA** Shames Makovsky



**2433 Curtis Street**

Denver, CO 80205

### Property Overview

- Creative office in the heart of Curtis Park
- Brick and timber space with great natural light and high clearance
- Floor plan features a healthy mix of open space and private offices, ideal for a wide range of users
- Furniture available at additional cost
- Walking distance to RiNo and minutes from the CBD / LoDo

### Property Facts

|               |           |
|---------------|-----------|
| Suite Size    | 3,000 SF  |
| Building Size | 18,750 SF |
| Year Built    | 1907      |
| Zoning        | U-MX-3    |
| Parking       | Street    |

**Lease Rate: \$20.00/SF FSG**  
**\$5,000/month**

**Joey Gargotto**  
SENIOR ADVISOR

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## DEMOGRAPHICS

|                       | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| 2022 POPULATION       | 52,490    | 242,930   | 489,491   |
| 2027 POP. PROJECTION  | 59,512    | 268,561   | 533,821   |
| ANNUAL GROWTH 2010-22 | 6.8%      | 3.0%      | 2.1%      |
| AVG. HH INCOME        | \$112,402 | \$106,134 | \$106,456 |
| MEDIAN HH INCOME      | \$89,177  | \$78,550  | \$77,574  |

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