

Office / Retail Space for Lease

4100 W 38TH AVENUE, DENVER, CO 80212

PRICE REDUCED ON UNIT C!

Click Suite Number
for Virtual Tour



Overview

Hoff and Leigh is excited to bring you this office/retail space located on the busy West 38th Corridor near 38th Ave & Tennyson St. This property can accommodate a variety of uses and has unmatched exposure and rare off-street parking.

Unit C Details: Lower-level unit, 2 rooms, shared bathroom

FREE RENT AVAILABLE: 3-months free for 3-year lease

Unit:	Size:	Price:
<u>E</u>	750 SF	750 SF x \$16 SF/YR = \$1,000 /Month (+ Electric)
<u>C</u>	225 SF	225 SF x \$21.33/SF/YR = \$400/Month (Full Service)

Hoff & Leigh Listing Website: <https://www.hoffleigh.com/listing/4100-w-38th-avenue/>

For more info or to schedule a tour, please text/call: Michael Crawford at 720.683.0399

Highlights

- Off Street Parking
- Variety of Uses
- Great Tenant Mix
- Rent Abatement Available

Property Details



Lease Rate

\$16.00 SF/YR (+ Electric)
\$26.67 SF/YR (Full Service)
\$21.33 SF/YR (Full Service)



Building Size

7,368 SF



Zoning

U-MS-3



Space Available

750 SF



Lot Size

0.22 Acres

ZONING INFORMATION

Rev: January 16, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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Unit E

Unit E is newly remodeled lower-level unit with new paint and flooring. There is an open area with reception desk, 4 private offices, private bathroom and storage area.



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OFFICE 1



OFFICE 2



OFFICE 3



OFFICE 4



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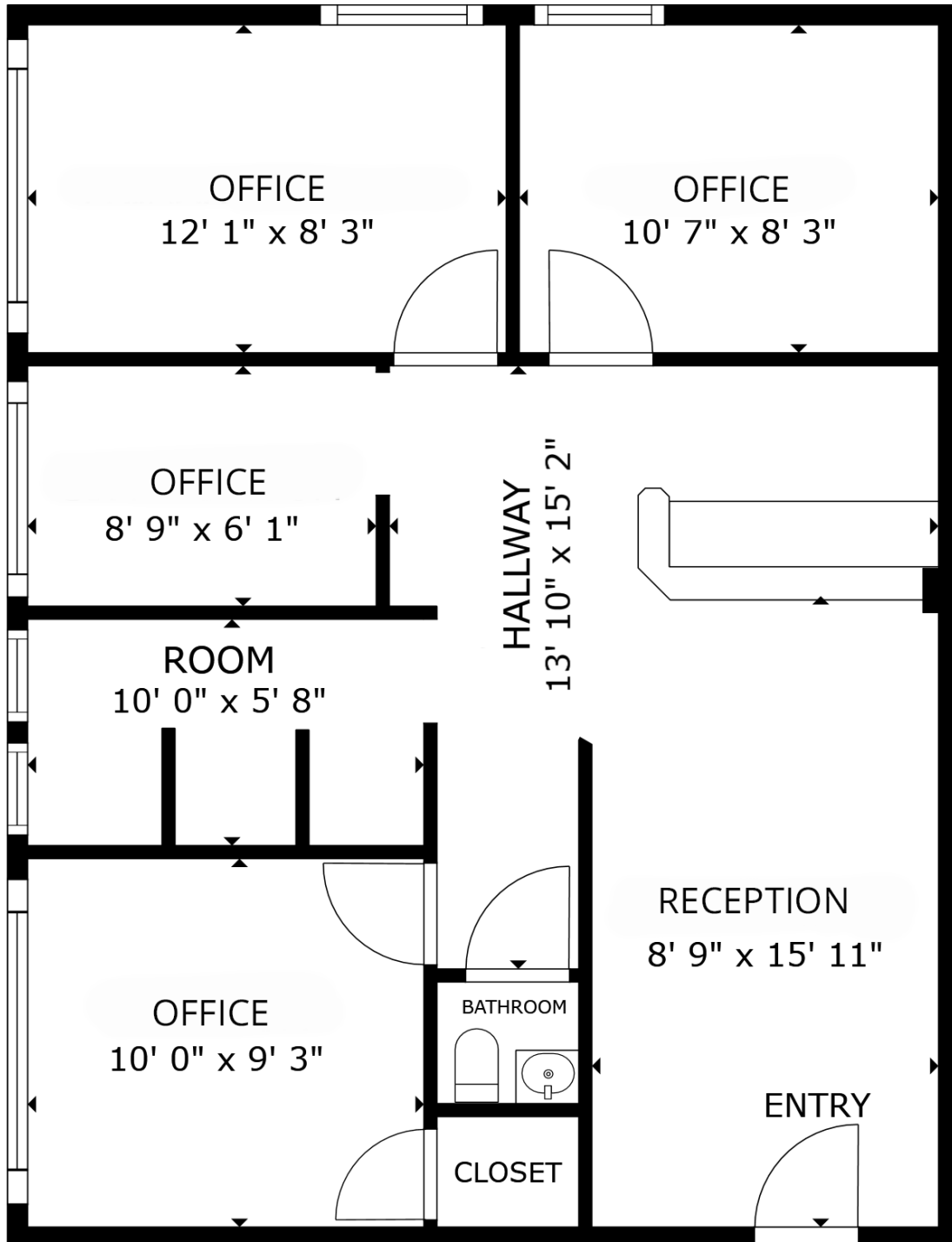
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Unit E



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UNIT C



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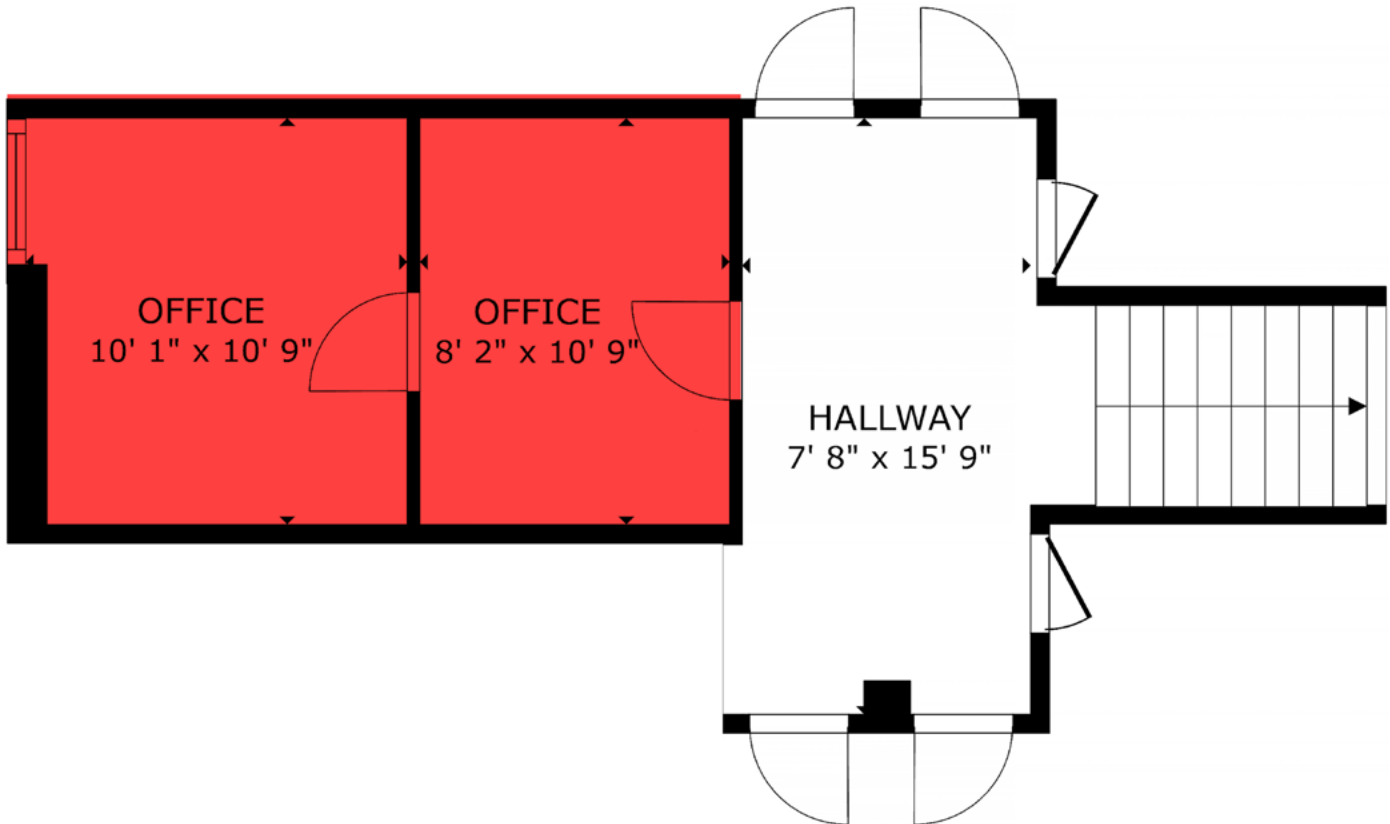
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Unit C



FLOOR PLAN

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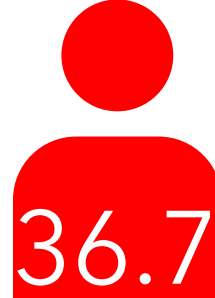
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DEMOGRAPHICS



171,745
Population



36.7
Median Age



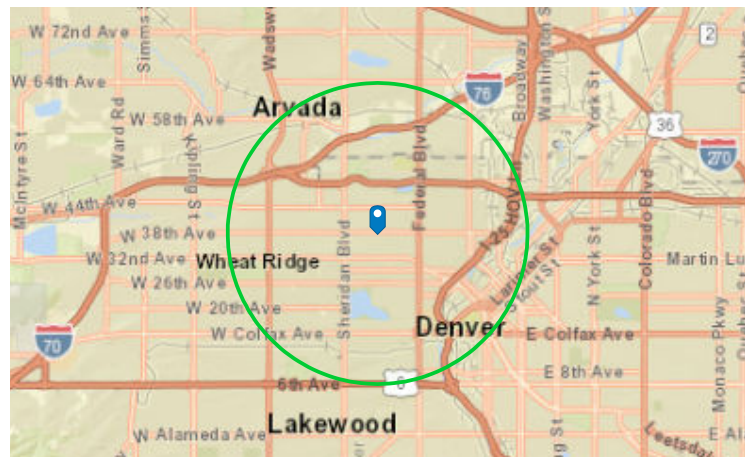
2.0
Average
Household Size



\$79,271
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Quitman St	21,866	0.0
W 38th Ave	1,213	0.1
Perry St	22,000	0.1
W 39th Ave	1,583	0.1
Stuart St	23,192	0.1

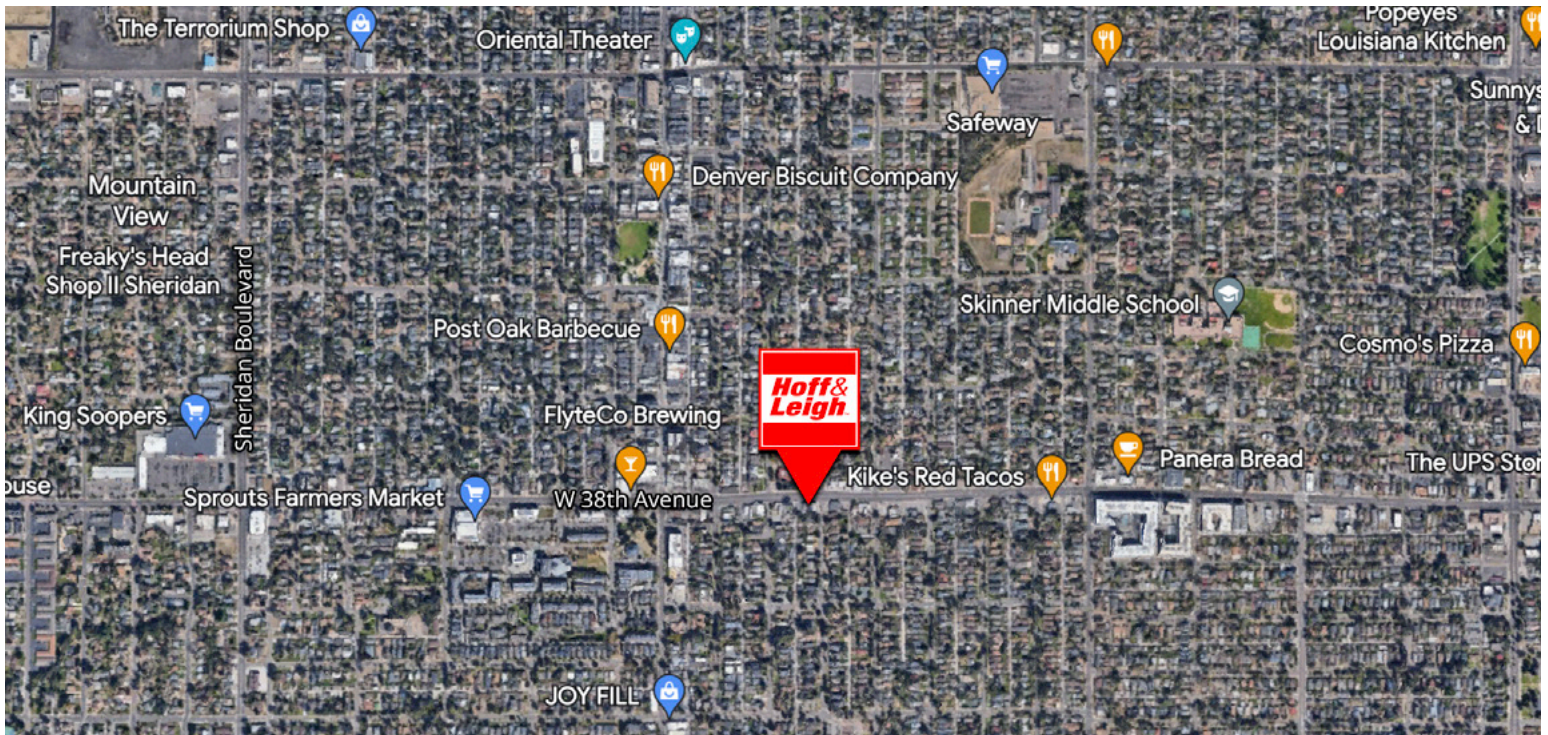


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