

# 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:
E	750 SF	750 SF x \$16 SF/YR = \$1,000 /Month (+ Electric)
C	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

<b>Lease Rate</b>  \$16.00 SF/YR (+ Electric) \$26.67 SF/YR (Full Service) \$21.33 SF/YR (Full Service)	<b>Space Available</b>  750 SF
<b>Building Size</b>  7,368 SF	<b>Lot Size</b>  0.22 Acres
<b>Zoning</b> U-MS-3	<b>ZONING INFORMATION</b>

Rev: January 16, 2026

### Our Network Is Your Edge

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**Jayme Wilson**  
C: 719.722.8632  
O: 720.572.5187  
JWilson@HoffLeigh.com

**Brandon Langiewicz, SIOR**  
C: 715.512.0265  
O: 720.572.5187  
Brandon@HoffLeigh.com



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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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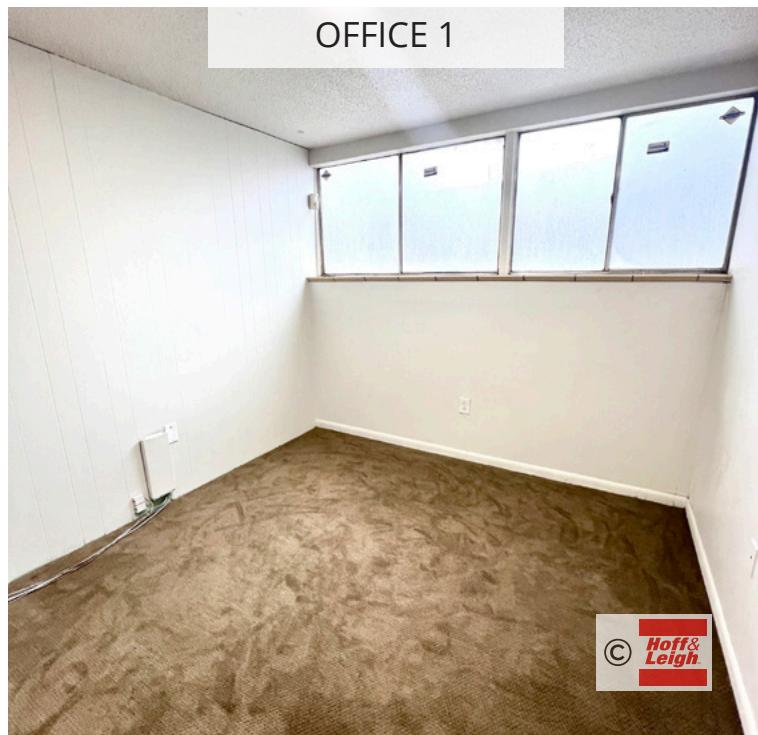
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OFFICE 1



OFFICE 2



OFFICE 3



OFFICE 4



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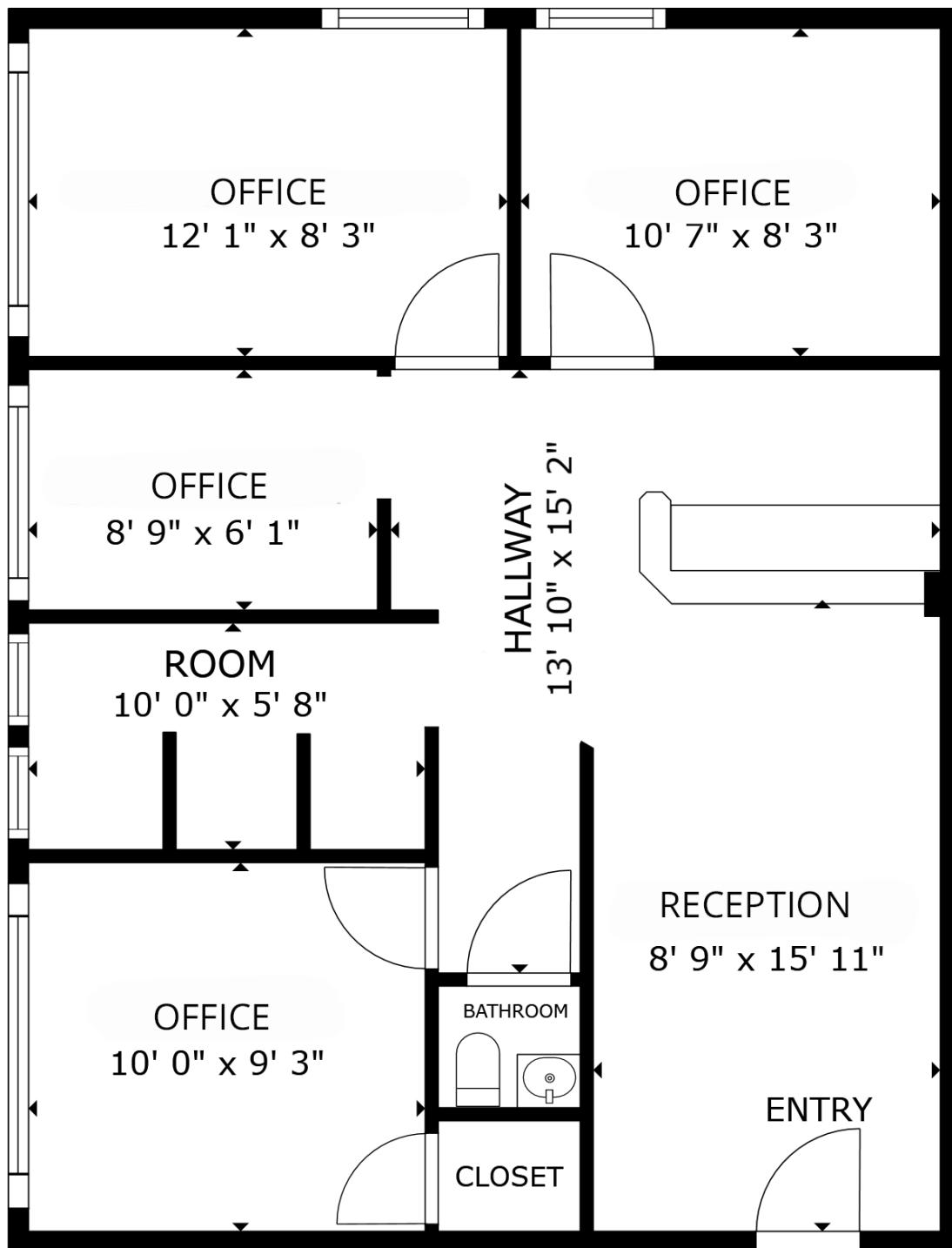
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## Unit E



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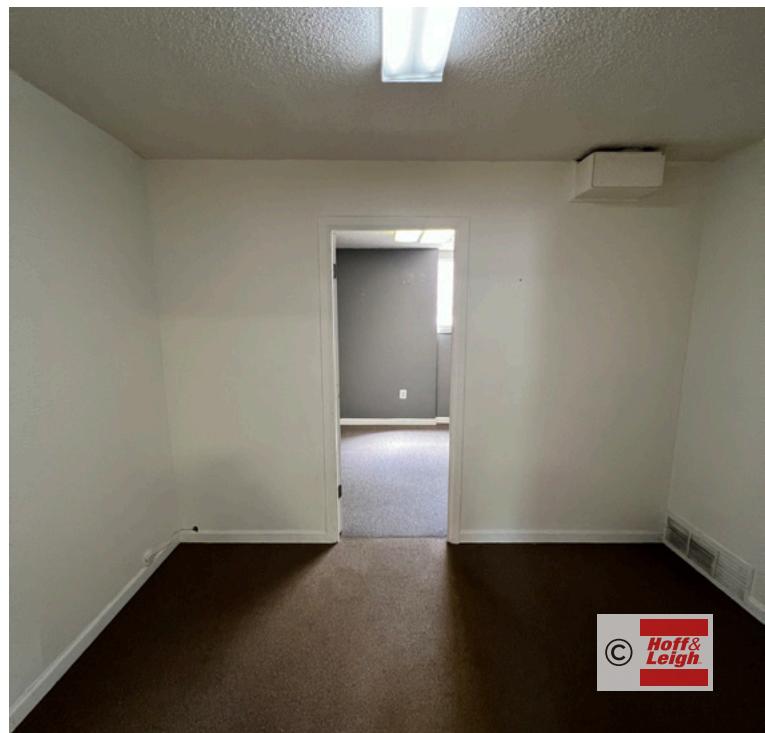
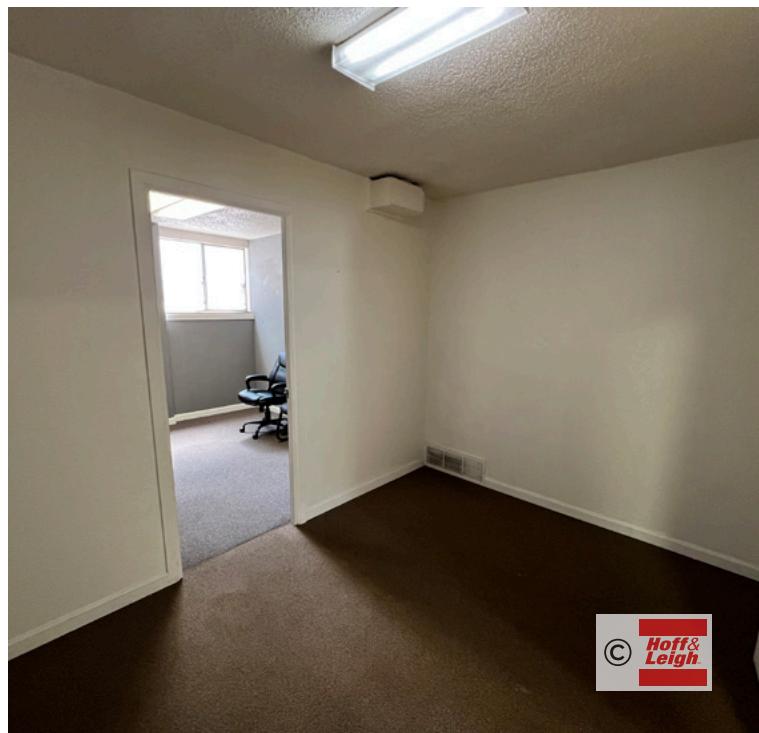
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## UNIT C



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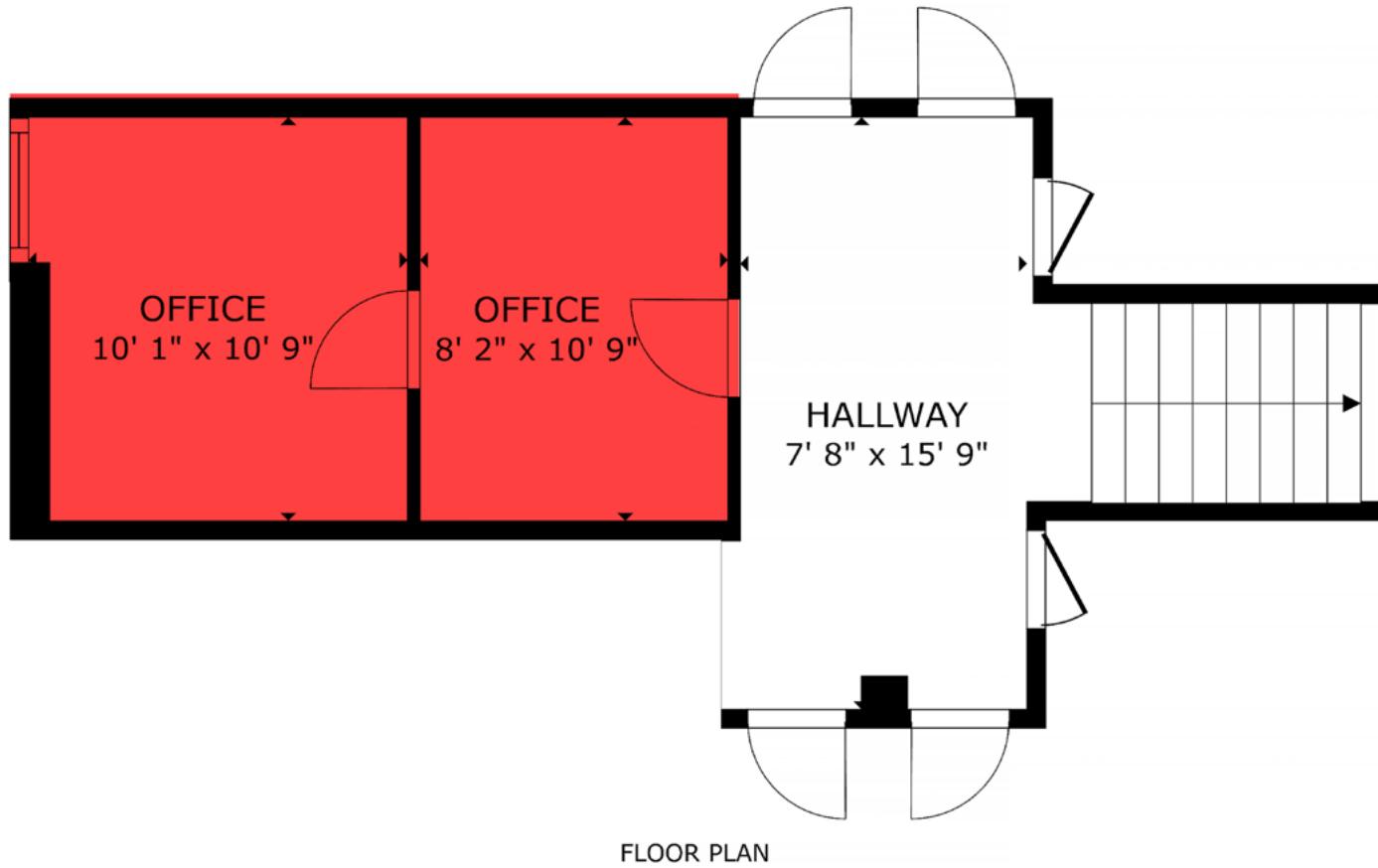
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## Unit C



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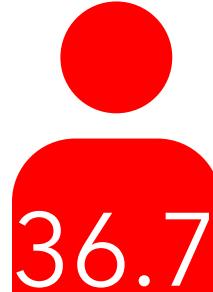
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## DEMOGRAPHICS



171,745  
Population



36.7

Median Age



Average  
Household Size

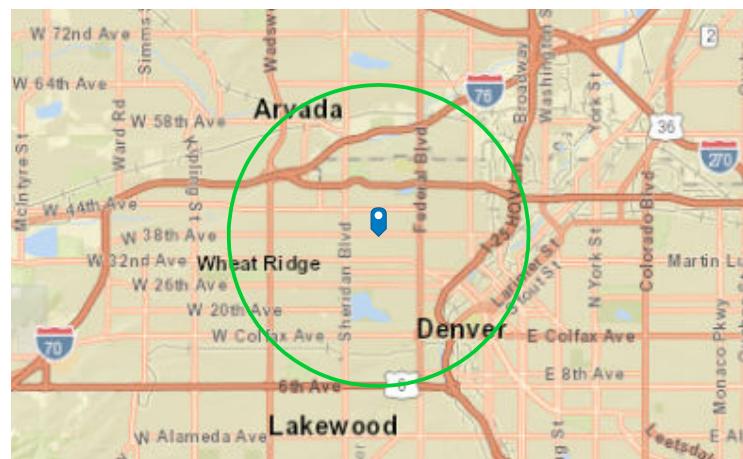


\$79,271

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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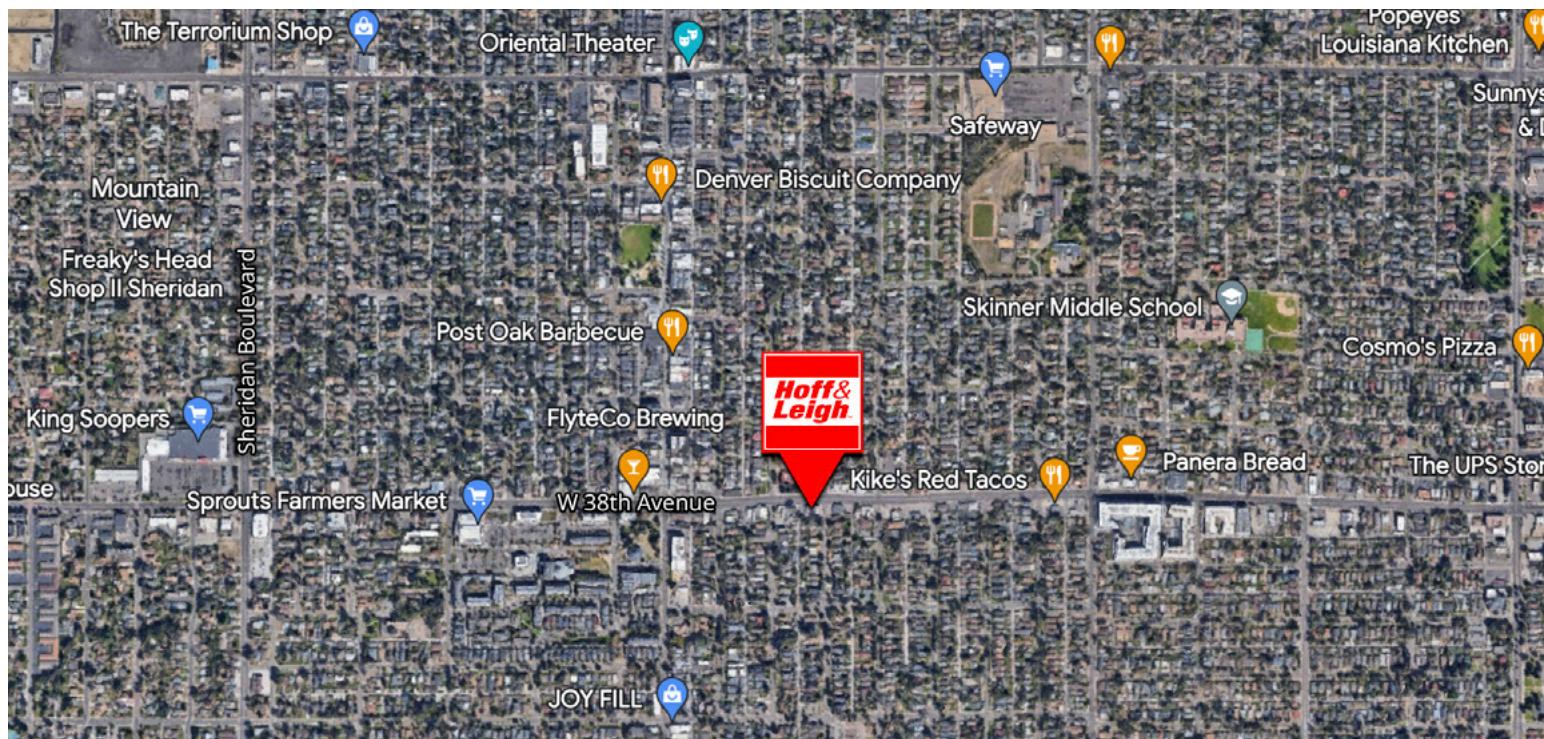
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