

# OFFICE SPACE FOR LEASE

1221 S CLARKSON ST | 719 - 911 SF | MULTIPLE SUITES AVAILABLE

1221 South Clarkson Street, Denver CO, USA

**NEW RENOVATIONS COMING SOON!**

**navpoint**  
REAL ESTATE GROUP



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# EXECUTIVE SUMMARY

  
**BUILDING SIZE**  
**31,763 SF**

  
**PRICE PSF**  
**\$29-\$32FSG**

  
**SUITES AVAILABLE**  
**2**

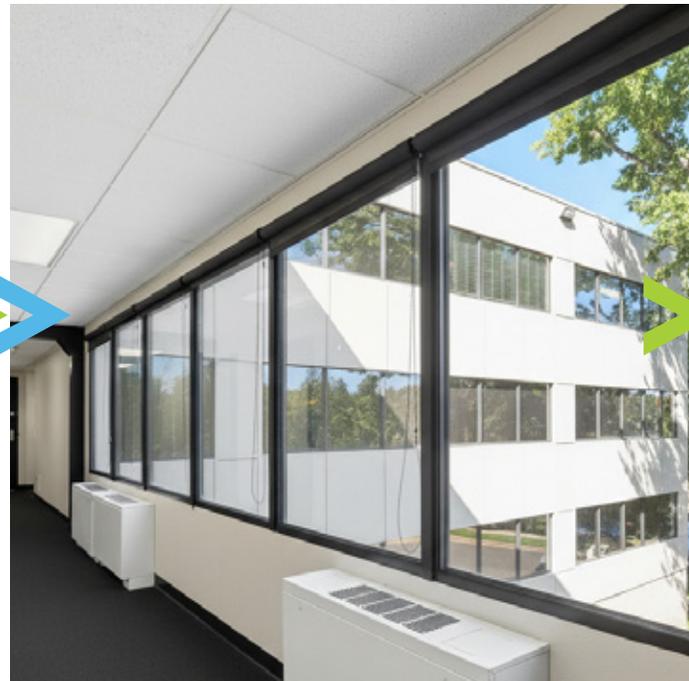
  
**SF RANGE**  
**719-911 SF**

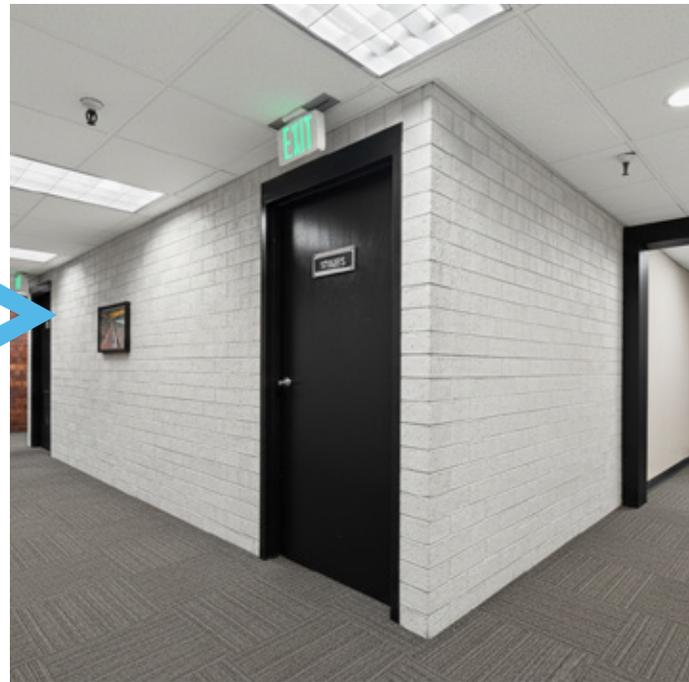
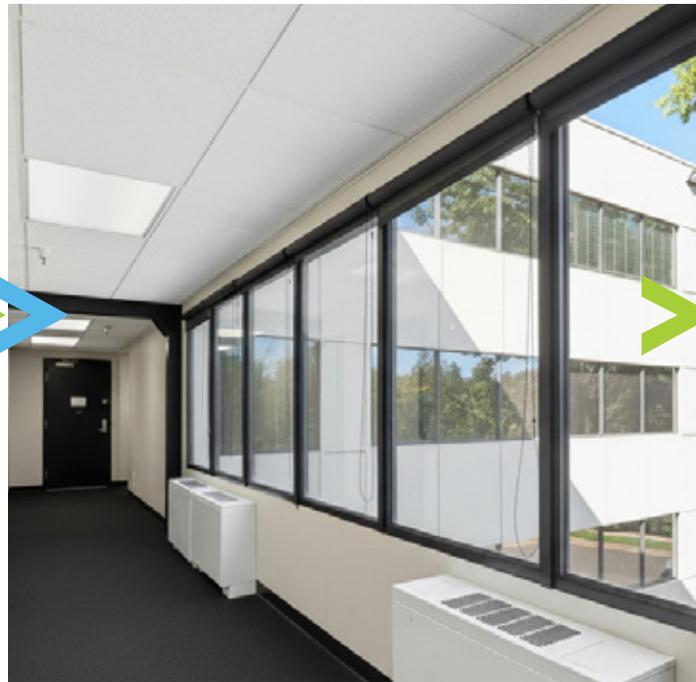
  
**ZONING**  
**B-1**

## Investment Highlights

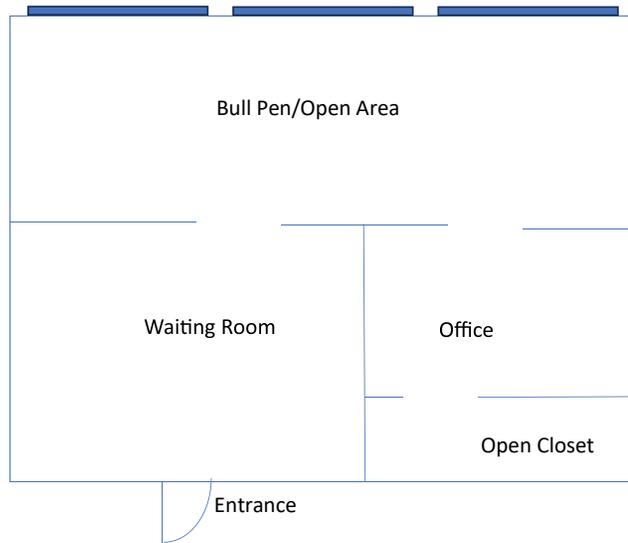
- Built in 1974
- 4 Story Building in Prime Location
- 4 Blocks West of Wash Park, 1 Block West of Exit 206 on I-25 Heading North
- 12 Mins to Downtown
- Parking Ratio: 1.90 / 1,000 SF

**RENDERINGS BELOW**



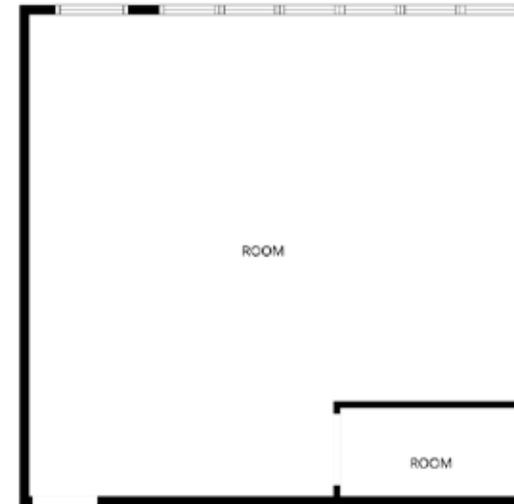


# AVAILABLE SUITES



## Suite 312, (719 SF)

- Renovated at the beginning of 2025.
- West facing Views.
- Open space with one private office.



## Suite 420, (911 SF)

- Denver Skyline Views
- Exposed Brick
- Large Open Office
- Closet



# NEIGHBORHOOD MAP



# NEIGHBORHOOD MAP

## DOWNTOWN DENVER

## WASHINGTON PARK WEST

**SITE**



**203,270**  
VEHICLES  
PER DAY

*Carraway*

ASTON



WASH PARK  
STATION



# MARKET OVERVIEW

## METROPLEX GROWTH - QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

## METROPLEX GROWTH - DEMOGRAPHICS

The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



**POPULATION**  
**2.9M**  
GROWTH 2022-2027\*  
**5.6%**



**HOUSEHOLDS**  
**1.2M**  
GROWTH 2022-2027\*  
**6.3%**



**MEDIAN AGE**  
**37.0**  
U.S. MEDIAN  
**38.6**



**MEDIAN HOUSEHOLD INCOME**  
**\$85,800**  
U.S. MEDIAN  
**\$66,400**

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