

3443 SOUTH GALENA STREET

Denver, CO 80231



34,423 SF OFFICE
BUILDING FOR
LEASE

MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com

CHAD KORODAJ

Broker Associate

O: (303)-996-0690 | C: (720)-352-4882

Chad@pcgcre.com



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PROPERTY DESCRIPTION

The Offices at El Jebel is located in a great location with close proximity to I-25 and I-225. Many nearby amenities surrounding the property include Starbucks, Walmart, Whole Foods, and Kennedy Golf Course, as well as many other local dining options. Tenants have access to two common conference rooms, a large ballroom area, and ample parking.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Base Year; Full Service)
Available SF:	1,088 - 1,605 SF
Building Size:	34,423 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	431	1,702	6,890
Total Population	1,181	4,248	15,443
Average HH Income	\$59,591	\$61,063	\$68,627

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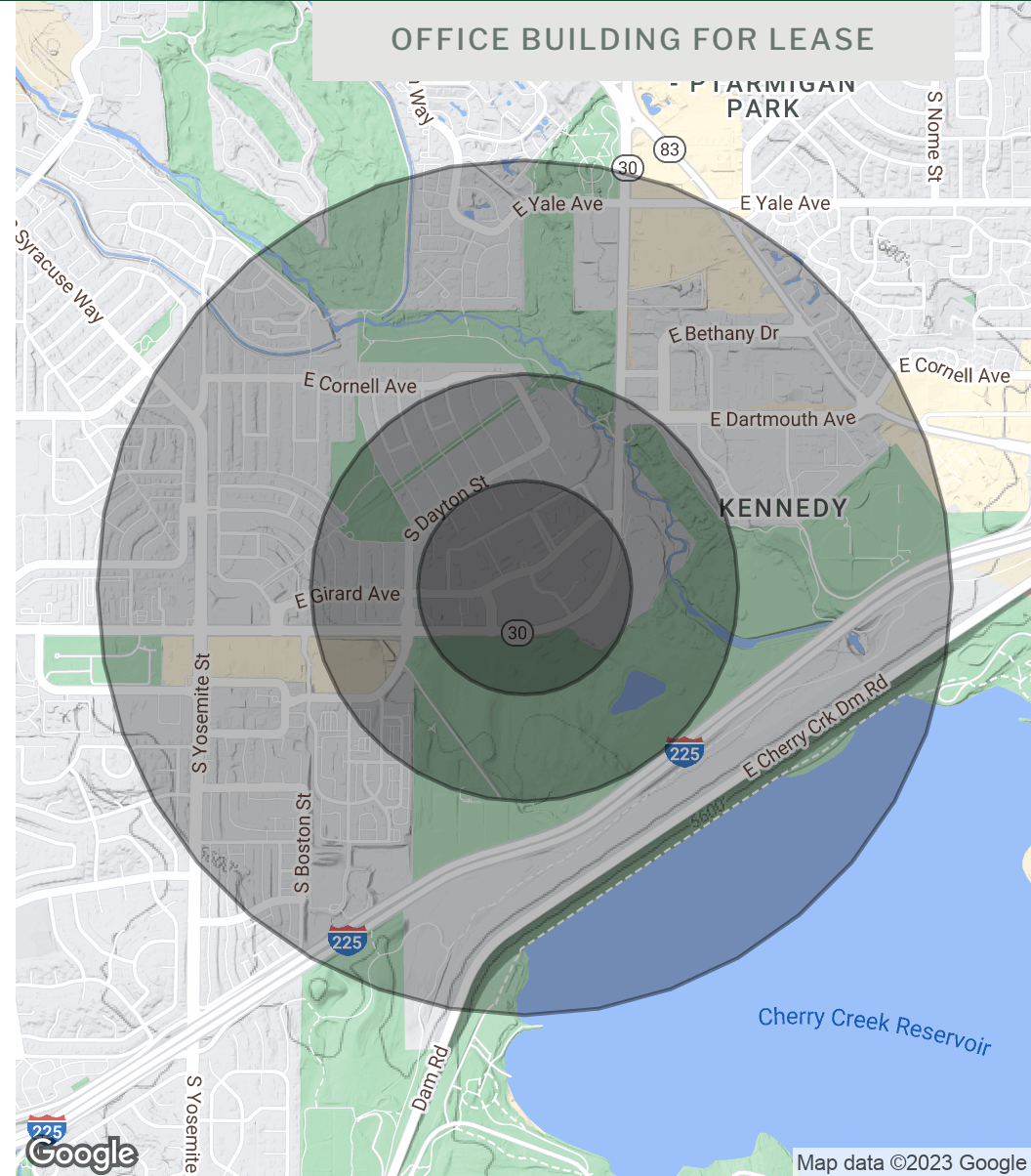
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,181	4,248	15,443
Average Age	27.7	31.4	35.0
Average Age (Male)	28.4	32.5	34.9
Average Age (Female)	25.1	26.6	33.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	431	1,702	6,890
# of Persons per HH	2.7	2.5	2.2
Average HH Income	\$59,591	\$61,063	\$68,627
Average House Value	\$302,231	\$243,085	\$220,845

*Demographic data derived from 2020 ACS - US Census



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