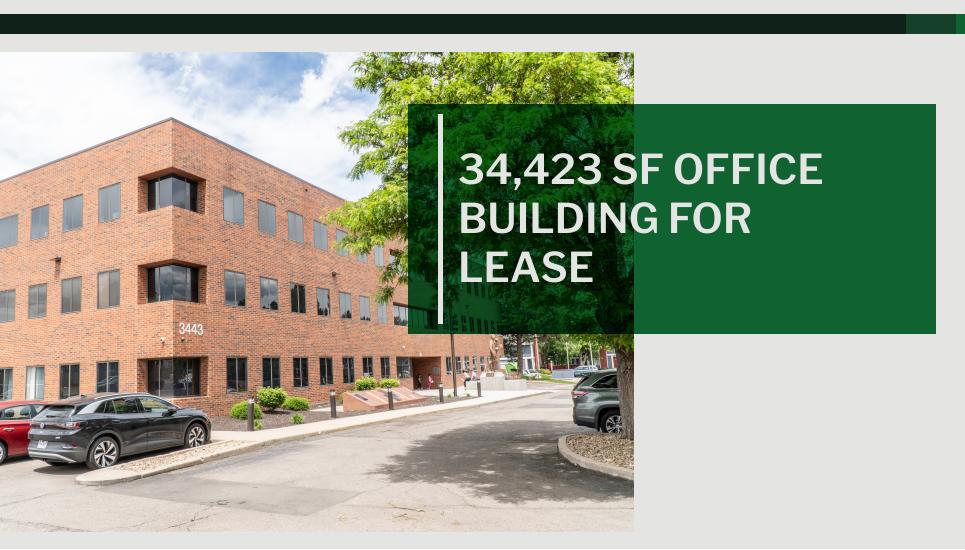
3443 SOUTH GALENA STREET

Denver, CO 80231



MARK PYMS

Broker/Owner O: (303)-966-0690 | C: (720)-318-9454 Mark@pcgcre.com

CHAD KORODAJ

Broker Associate 0: (303)-996-0690 | C: (720)-352-4882 Chad@pcgcre.com





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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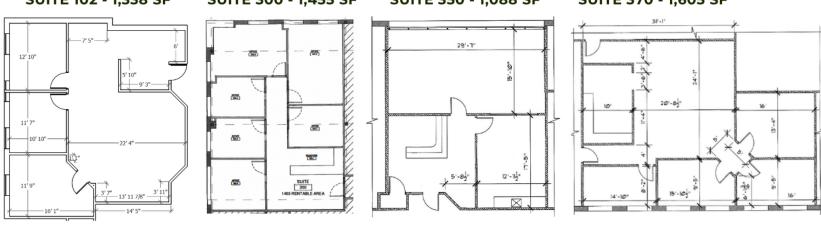
OFFICE BUILDING FOR LEASE

SUITE 102 - 1,338 SF

SUITE 300 - 1,455 SF

SUITE 350 - 1,088 SF

SUITE 370 - 1,605 SF



LEASE INFORMATION

Lease Type:	Base Year; Full Service
Total Space:	1,088 - 1,605 SF

Lease Term:	Negotiable
Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	1,338 SF	Base Year	\$14.00 SF/yr	Reception, 3 Windowed Offices, Large Open Area
Suite 300	Available	1,455 SF	Full Service	\$14.00 SF/yr	Reception, Conference Room, Interior Office
Suite 350	Available	1,088 SF	Full Service	\$14.00 SF/yr	Reception, Sprinklered, High End Finishes
Suite 370	Available	1,605 SF	Base Year	\$14.00 SF/yr	Break Room W/ Water, 3 Windowed Offices, Large Entry

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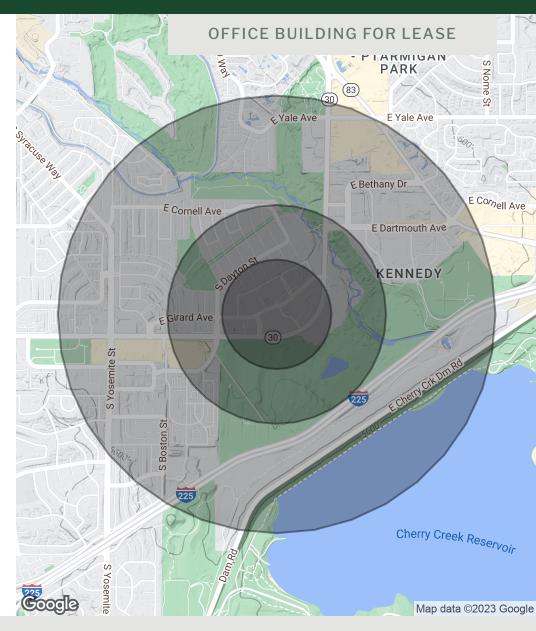
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,181	4,248	15,443
Average Age	27.7	31.4	35.0
Average Age (Male)	28.4	32.5	34.9
Average Age (Female)	25.1	26.6	33.6

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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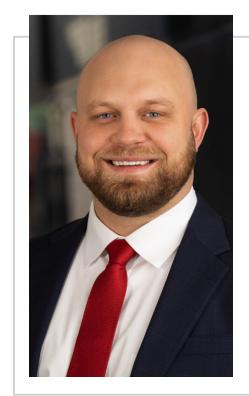
OFFICE BUILDING FOR LEASE



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