

4704

HARLAN ST
DENVER, CO 80212

\$20.00 SF (FS)
LEASE RATE

RETAIL/FLEX
(FORMER BANK)



**FORMER BANK SPACE WITH
8 DRIVE-THRU LANES**



**DENVER INFILL
SPECIALIST**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	4,351 SF
Main Level:	722 SF
Lower Level:	3,691 SF
Lease Rate:	\$20.00 SF/yr (Full Service)
Drive-Thru Lanes:	8 Lanes

PROPERTY OVERVIEW

The Lakeside Office Park, a prominent building in Northwest Denver, features a highly sought-after bank drive-thru with eight drive-thru lanes and an intact safe. This unique property is ideally located off I-70 at the Harlan Street exit, providing excellent visibility and accessibility. The building, formerly a bank, still retains its vaults and safes, offering potential for financial institutions or businesses needing secure storage. Positioned on a hard corner with a signalized intersection, the site benefits from significant traffic flow and proximity to numerous retail amenities. The property also includes modern mechanical systems updated in 2020 and is available for lease at \$20 per SF FS.

PROPERTY HIGHLIGHTS

- Former Bank Building
- Located on Hard Corner - Signalized Intersection
- Convenient location with immediate access to I-70
- Vault and Safes still in place
- Drive-Thru Available
- New Mechanical Systems in 2020

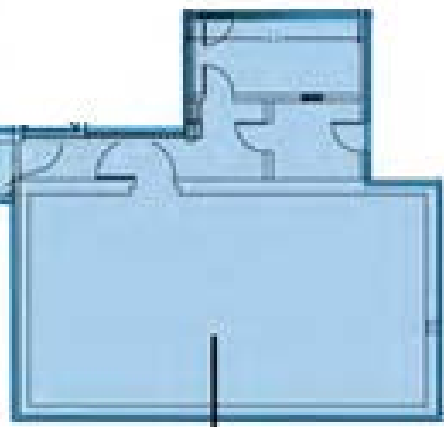
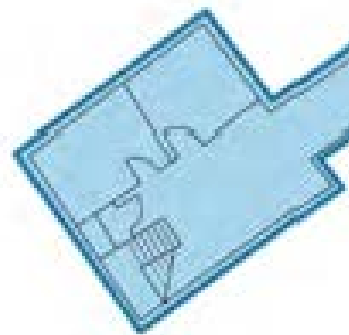
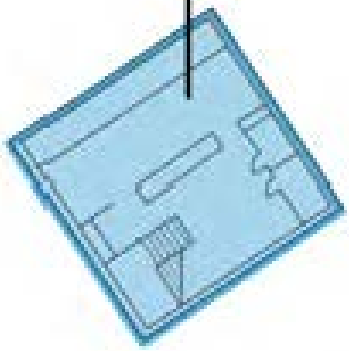


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FLOORPLAN

SUITE #175 Main Level
722 SF



SUITE #175 Lower Level
3,681 SF

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,871	124,064	345,744
Average Age	39.5	37.2	36.2
Average Age (Male)	38.7	35.5	35.2
Average Age (Female)	41.6	38.6	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,919	54,610	143,359
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$54,071	\$58,344	\$58,424
Average House Value	\$216,012	\$247,773	\$245,157

2020 American Community Survey (ACS)

