



FOR LEASE
\$20.00 SF/YR (NNN)

877 FEDERAL BOULEVARD

Denver, CO 80204

PROPERTY HIGHLIGHTS

- Shared building with Comfort Dental
- Modern architecture and design
- Flexible floor plans
- State-of-the-art amenities
- High-speed internet connectivity
- Ample parking
- Proximity to dining and retail amenities
- Convenient access to major transportation routes



AVAILABLE SF

1,594 -
3,872 SF



BUILDING SF

7,900 SF



LOT SIZE

0.29 ACRES



PARKING

12 SPACES



ZONING

E-MX-3



YEAR BUILT/RENO

1969/2021

PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at the property, where modern design and functionality converge to create an ideal workspace. Boasting contemporary architecture, flexible floor plans, and state-of-the-art amenities, this property offers a premier leasing option for businesses seeking a dynamic and professional environment. With ample parking, high-speed internet connectivity, and customizable spaces, tenants can tailor their surroundings to suit their unique needs. Enjoy the convenience of nearby dining options and retail amenities, along with seamless access to major transportation routes. Whether you're a startup, established firm, or creative agency, this property provides the perfect foundation for success and innovation in the heart of Denver.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



ADDITIONAL PHOTOS



Unit 1 Open Area - Back Corner to Front...



Unit 1 Open Area - Front Corner to Back



Unit 1 Kitchenette



Unit 1 Open Area

TODD BROWN

303.916.3955

tbrown@madisoncommercial.com

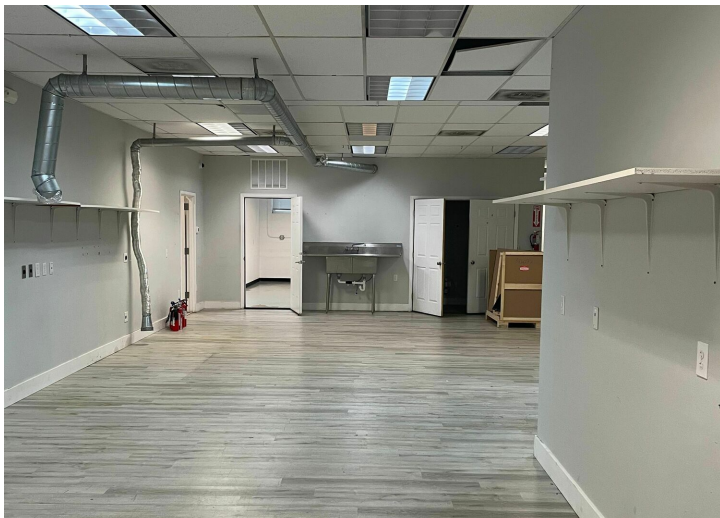
NICOLE CAMPBELL

720.441.1460

ncampbell@madisoncommercial.com

**MADISON
COMMERCIAL
PROPERTIES**

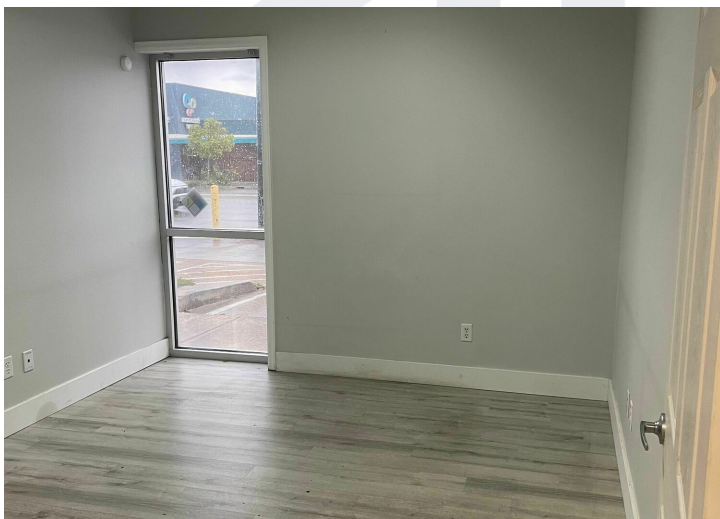
ADDITIONAL PHOTOS



Unit 2 Open Area -Front to Back



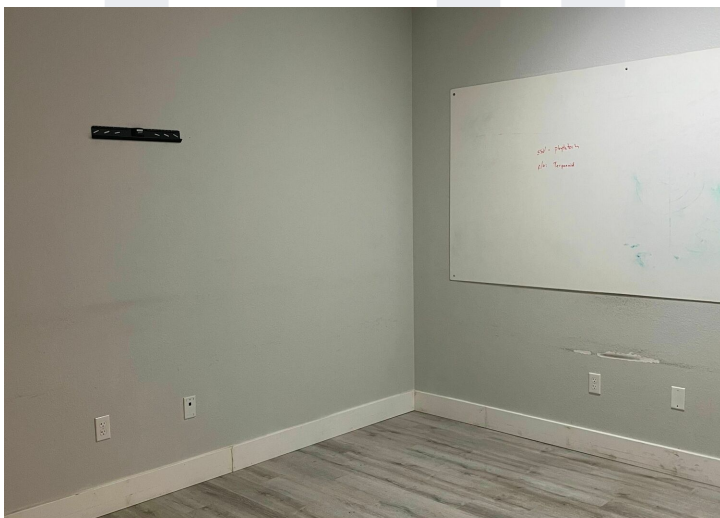
Unit 2 Open Area - Back Corner to Front



Unit 2 - Front Office



Unit 2 - Back Work Area



Unit 2 - Conference Room



Unit 2 - Storage Room with Plumbing

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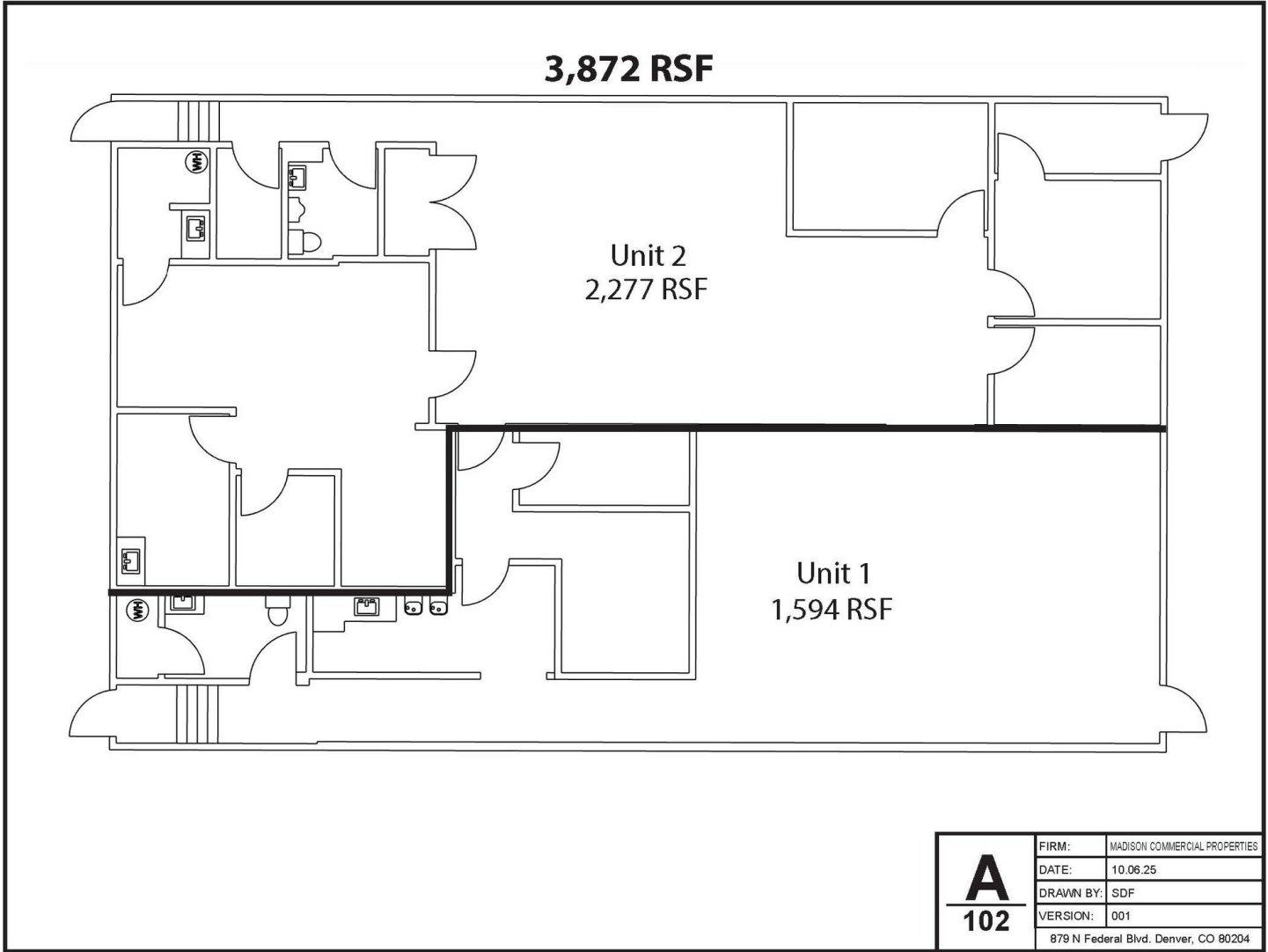
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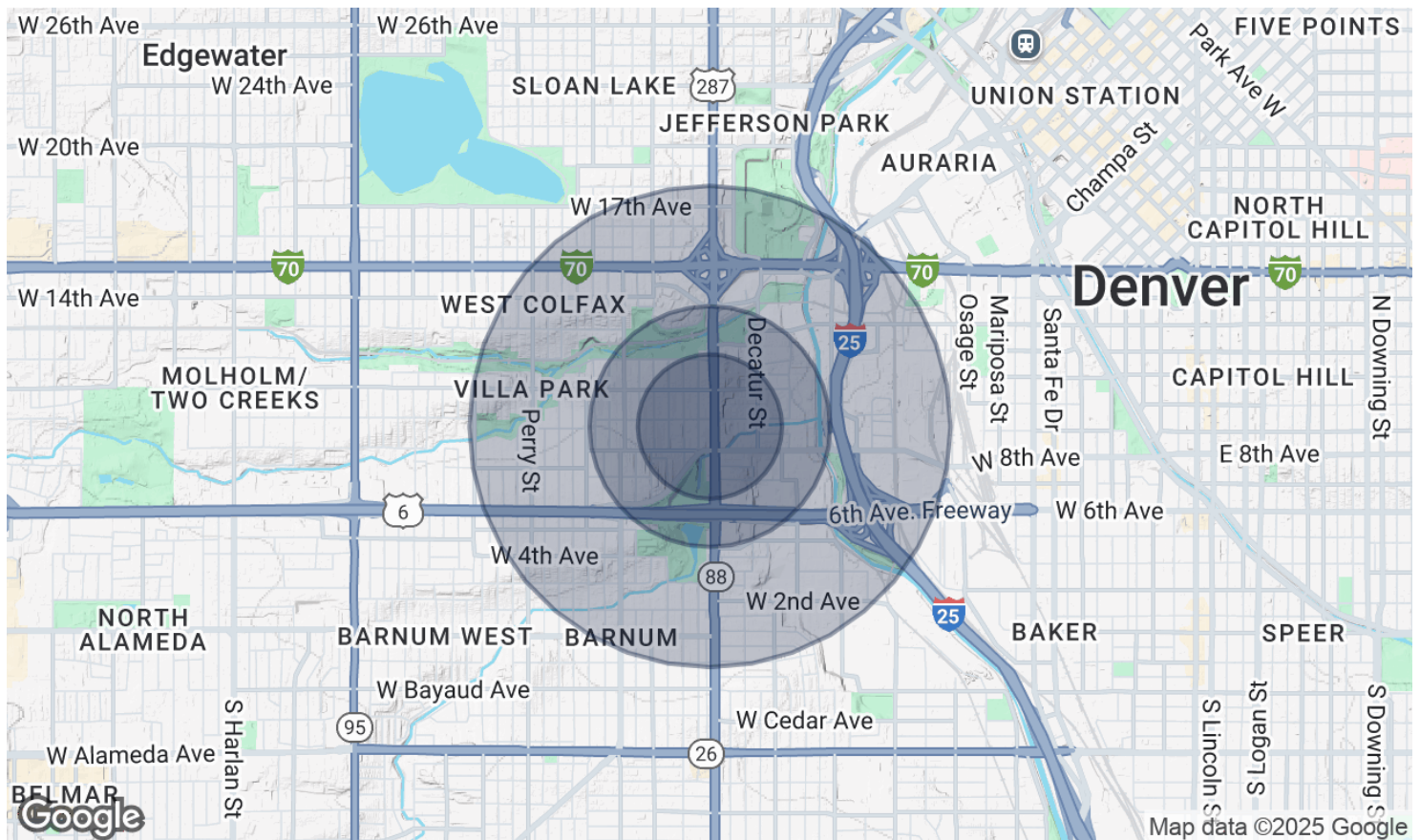
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	909	4,109	17,416
Average Age	33	32	34
Average Age (Male)	32	31	34
Average Age (Female)	34	33	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	329	1,566	6,966
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$72,982	\$75,015	\$103,080
Average House Value	\$558,728	\$639,018	\$754,465

Demographics data derived from AlphaMap

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission .
(TD20-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

[877-881 Federal Blvd Denver, CO 80204](#)

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- ☒ **Customer.** Broker is the ☒ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☒ Show the premises ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.
- ☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.
- ☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Madison Commercial Properties, LLC

Todd Brown 10/13/2025

Broker Madison Commercial Properties
By Todd Brown