

700 E 9TH AVE, SUITE 106 & UNIT 9

700 E 9th Ave, Denver, CO 80203



PROPERTY DESCRIPTION

Office suites in historic mansion. Centrally located in Capitol Hill neighborhood. Near Cheeseman Park and Colorado Governor's mansion. Walking distance to restaurants and other businesses. Suite great for professional service businesses like law office, insurance, tax and accounting/bookkeeping.

PROPERTY HIGHLIGHTS

- Suite 106 - Office, Reception and Breakroom suite. Comes with kitchenet, Heating and AC, Newer Paint and Carpet and Great Lighting
- Unit 9 - waiting room, two private offices and a private patio

OFFERING SUMMARY

Lease Rate	\$1,322 per month (Modified Gross)
Lease Rate Unit 9	\$1,300 Per Month (Modified Gross)
Available SF:	590 - 610 SF
Lot Size:	1 Acres
Parking	One assigned per suite, tenant parking across the street (22 spaces)

SPACES	LEASE RATE	SPACE SIZE
Suite 106	\$1,322 per month	610 SF
Unit 9	\$1,300 per month	590 SF



DANCHEN ASTLE

Principal/Broker
720.880.6975
danchen@algcommercial.com



BRANDI SPENCER

Senior Broker
720.880.6977
brandi@algcommercial.com

ALG COMMERCIAL

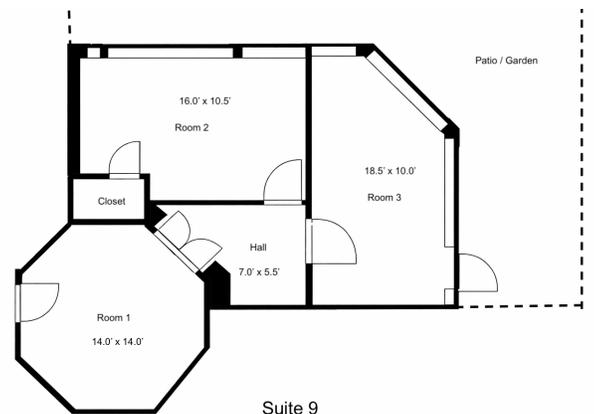
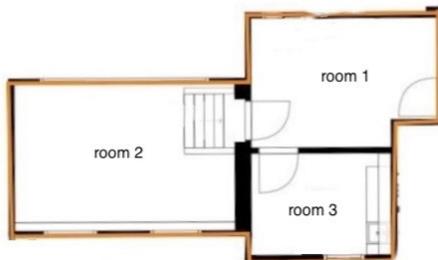
7354 South Alton Way, Suite 101
Centennial, CO 80112
algcommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

OFFICE BUILDING FOR LEASE

700 E 9TH AVE, SUITE 106 & UNIT 9

700 E 9th Ave, Denver, CO 80203



DANCHEN ASTLE

Principal/Broker
720.880.6975
danchen@algcommercial.com



BRANDI SPENCER

Senior Broker
720.880.6977
brandi@algcommercial.com

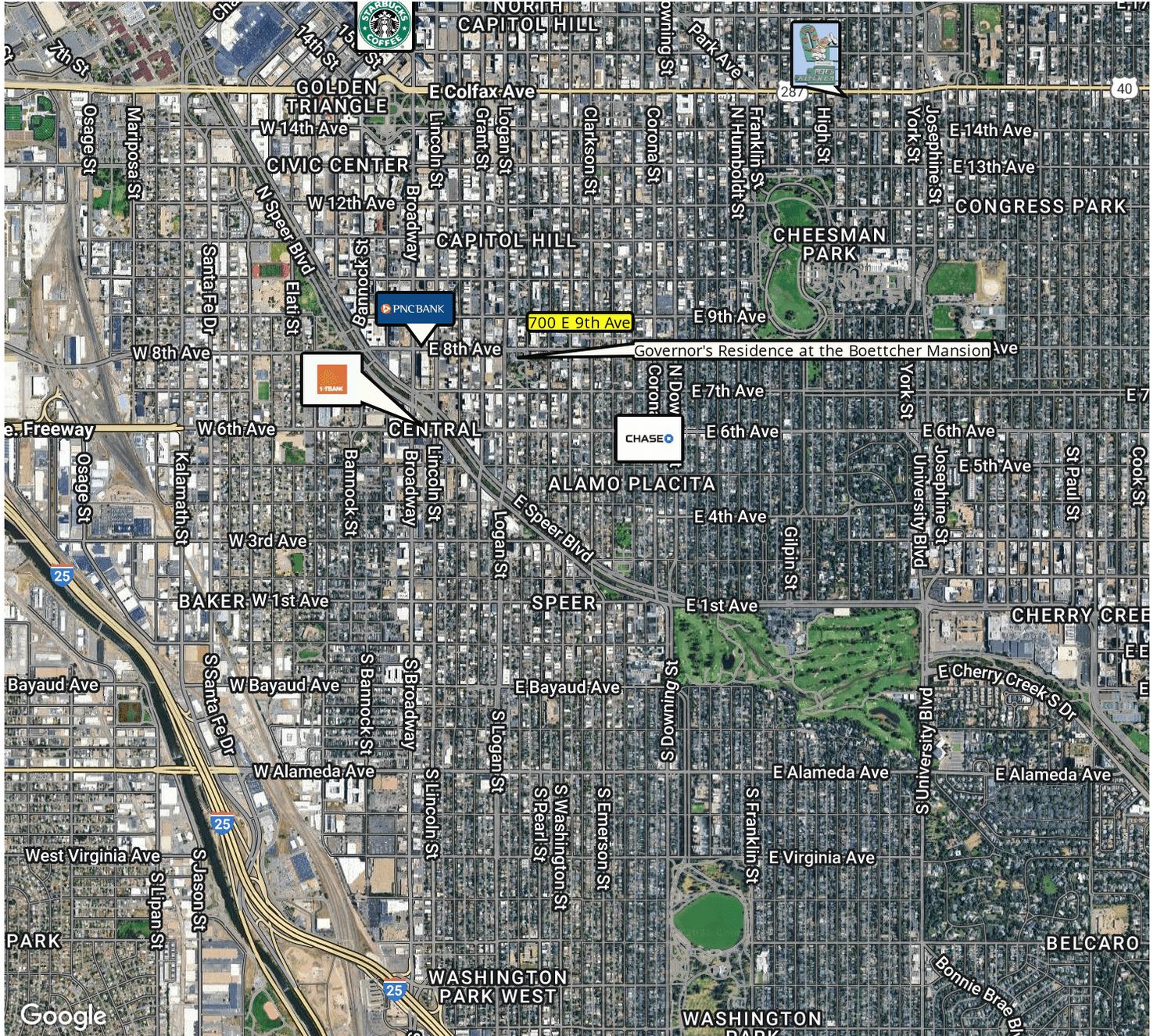
ALG COMMERCIAL

7354 South Alton Way, Suite 101
Centennial, CO 80112
algcommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

700 E 9TH AVE, SUITE 106 & UNIT 9

700 E 9th Ave, Denver, CO 80203



DANCHEN ASTLE

Principal/Broker
720.880.6975
danchen@algcommercial.com



BRANDI SPENCER

Senior Broker
720.880.6977
brandi@algcommercial.com

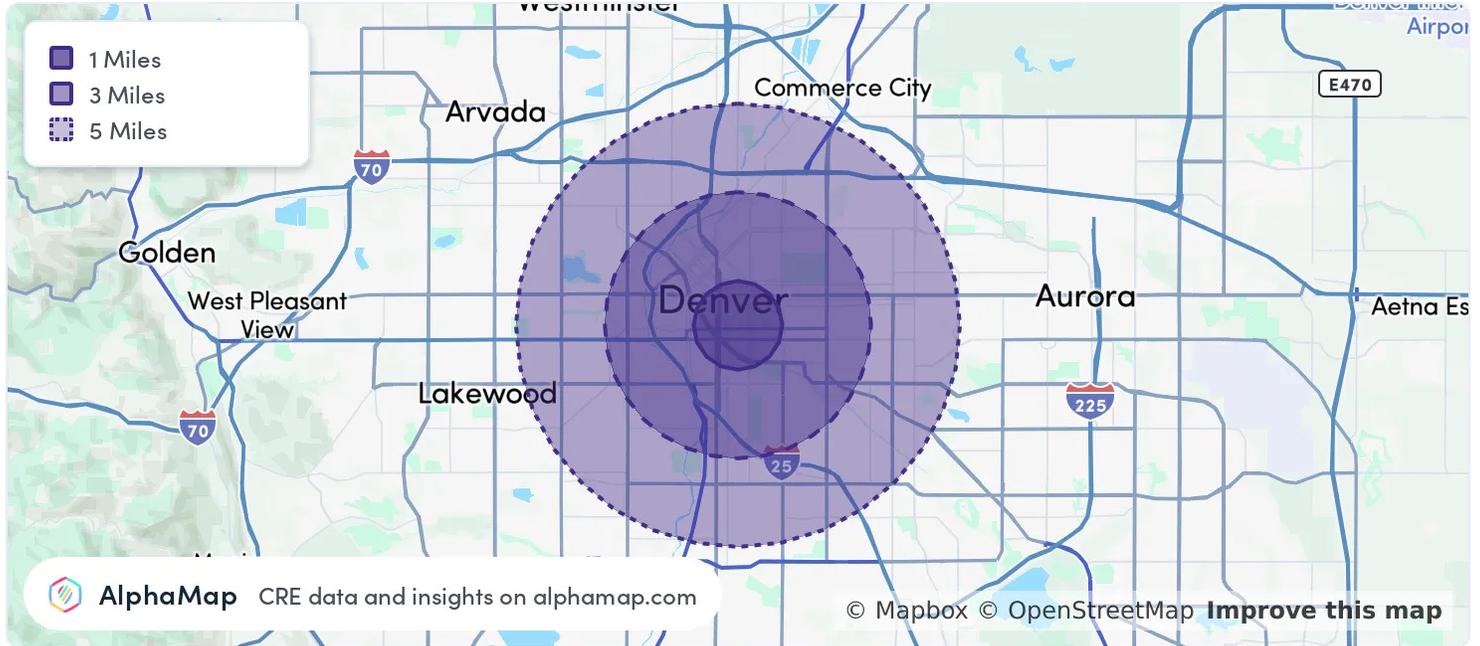
ALG COMMERCIAL

7354 South Alton Way, Suite 101
Centennial, CO 80112
algcommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

700 E 9TH AVE, SUITE 106 & UNIT 9

700 E 9th Ave, Denver, CO 80203



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	47,980	241,274	516,117
Average Age	39	38	38
Average Age (Male)	40	38	38
Average Age (Female)	38	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	30,610	129,192	246,230
Persons per HH	1.6	1.9	2.1
Average HH Income	\$116,140	\$137,834	\$128,832
Average House Value	\$812,564	\$888,713	\$806,087
Per Capita Income	\$72,587	\$72,544	\$61,348

Map and demographics data derived from AlphaMap



DANCHEN ASTLE
Principal/Broker
720.880.6975
danchen@algcommercial.com



BRANDI SPENCER
Senior Broker
720.880.6977
brandi@algcommercial.com

ALG COMMERCIAL
7354 South Alton Way, Suite 101
Centennial, CO 80112
algcommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.