

# Teller Street Warehouse

1514 Teller Street Denver, CO 80214



FOR LEASE

**Tony Miranda**  
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BellStreet

# For Lease

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## Property Description

Available for lease, this industrial space at 1514 Teller Street in Denver offers 3,000 square feet of functional and adaptable workspace. Featuring two 12-foot bay doors, the property provides easy access for loading and unloading, making it ideal for various industrial, storage, or distribution needs. The spacious interior can be customized to accommodate a range of business operations, from light manufacturing to warehousing. High ceilings enhance the space's flexibility, while the property's straightforward layout supports efficient workflow and organization. With ample room for equipment and inventory, this property presents a valuable opportunity for businesses seeking a practical and well-situated industrial space.

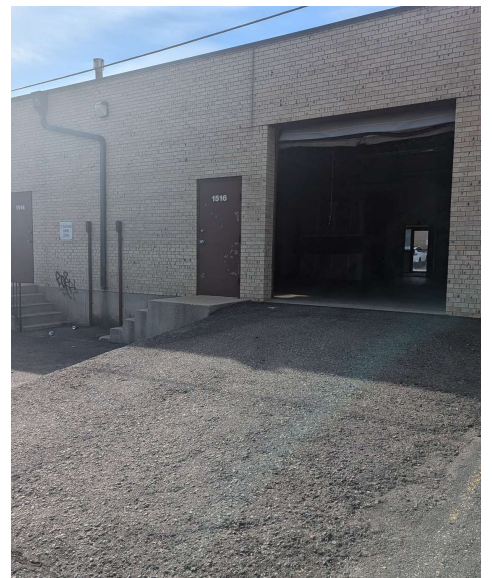
## Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	3,000 SF
Lot Size:	1.13 Acres
Building Size:	19,530 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	300	2,231	7,990
Total Population	609	4,557	17,497
Average HH Income	\$72,194	\$77,143	\$86,212

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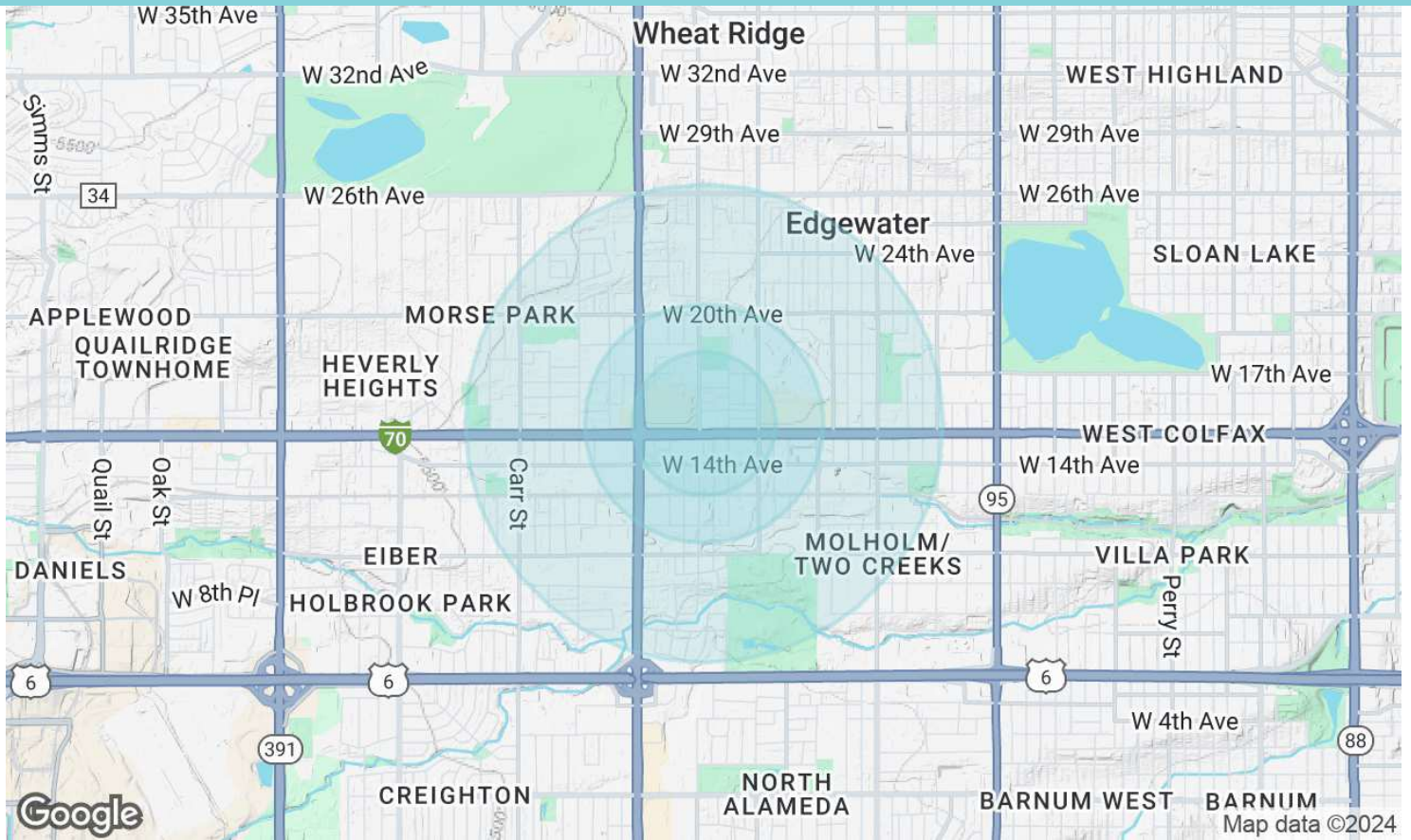


Google

Map data ©2024

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## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	609	4,557	17,497
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	300	2,231	7,990
# of Persons per HH	2	2	2.2
Average HH Income	\$72,194	\$77,143	\$86,212
Average House Value	\$506,043	\$542,820	\$602,231

Demographics data derived from AlphaMap

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**Tony Miranda**

Associate Advisor

t.miranda@bellstreet.com

Direct: **720.881.8669**

### Professional Background

As a communications professional with a passion for problem-solving and relationship-building, Tony quickly discovered a passion for the commercial real estate industry. A graduate from the University of South Carolina, with a bachelor's and master's degree in mass communication and several years in the communications field, he decided to transition his skills and expertise to commercial real estate.

Tony was drawn to the challenges and rewards of helping clients find the right property, negotiate deals, and build successful and lasting partnerships, which has helped sharpen his logistical skills. Armed with a dedicated work ethic and a willingness to learn, Tony has quickly immersed himself in the commercial real estate world.

Through his experience in communications, Tony has developed a unique set of skills that has proven to be invaluable in the commercial real estate industry. His ability to connect with people, manage relationships, and communicate effectively has helped him build a successful career in commercial real estate. Tony has worked with a diverse range of clients, from small business owners to multinational organizations, and has consistently delivered exceptional results.

Today, Tony is proud to be a commercial real estate professional in Colorado, helping clients achieve their real estate goals with a focus on integrity, hard work, and exceptional service. Whether you are looking to buy, sell, or lease commercial property, he is committed to delivering outstanding results and building lasting relationships.

**BellStreet**

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