

1490 LAFAYETTE ST

Denver, CO 80218



PROPERTY HIGHLIGHTS

- Suite 103 comes with two offices, conference room, open work area, private bathrooms
- Great location near Downing & Colfax with many amenities nearby
- \$4 million into building upgrades over the past 4 years. Historic building, courtyard, private secure entrance
- Excellent for attorney's office, architect, engineer, artist, tech firm, consulting, communication, financial planners & advisors
- Live/Work apartments with large open floorplans and high ceilings, original hardwood flooring and fireplaces, and all the modern amenities you know and love - air conditioning, washer and dryer, dishwashers. Off Street Parking and Storage available for an additional cost.
- CoListed with Jordan Strauss-Laureate, Ltd. Residential Rental License 2023-BFN-0015786

OFFERING SUMMARY

Office Suite Lease Rate:	\$9.95 SF/yr (NNN)
Available SF	2,088 SF
Expenses	\$9.15 SF 2025
Building Size:	41,609 SF
Live/Work Suites Rate	\$2,195/mo - \$2,250/mo
Live/Work Suite Size	1,050 Sf
Live Work Layout	2 Bedroom - 1 Bath, Balcony



BRANDI SPENCER

Senior Broker
720.880.6977
brandi@algcommercial.com

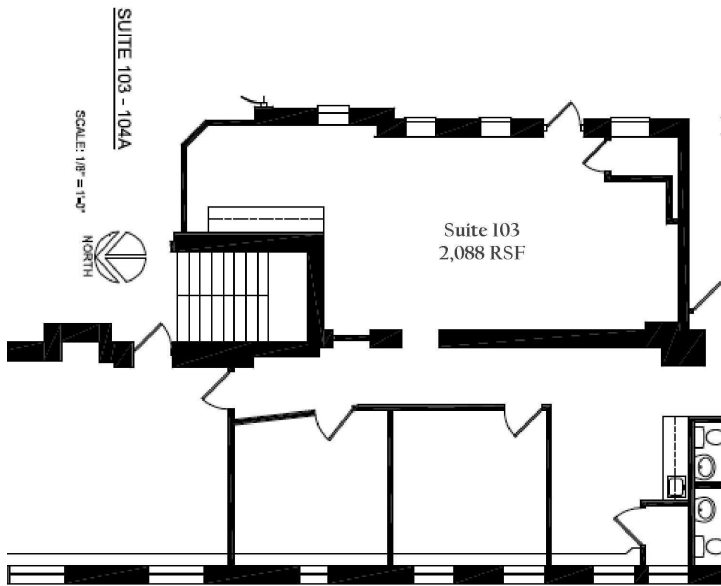
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algcommercial.com

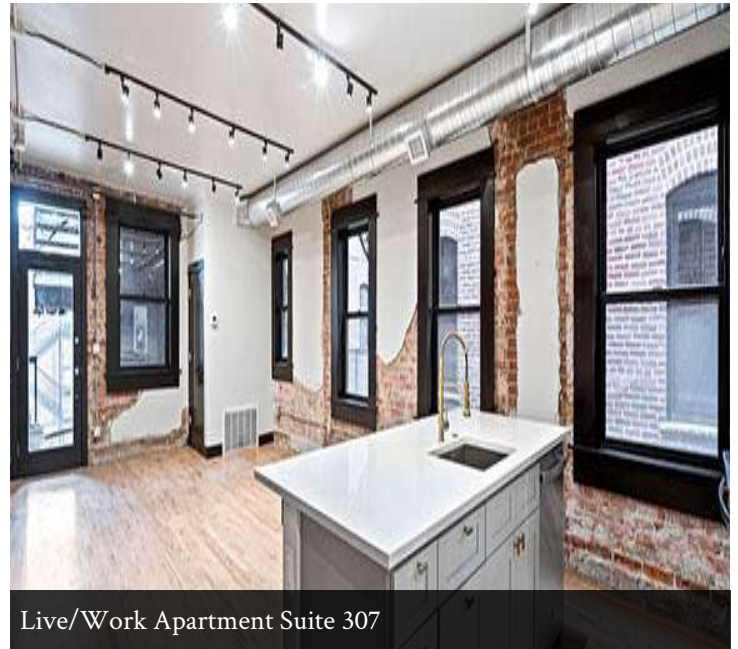
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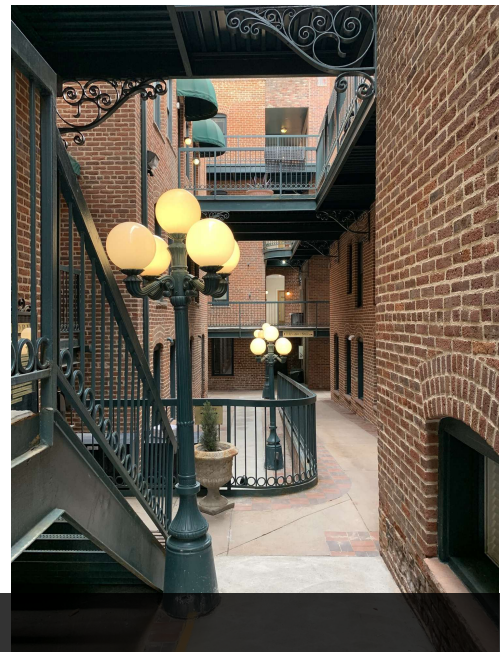
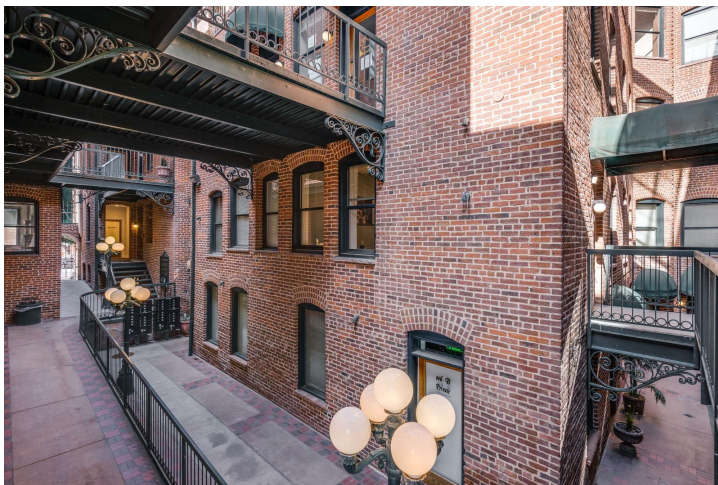
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Floor Plan Suite 103



Live/Work Apartment Suite 307



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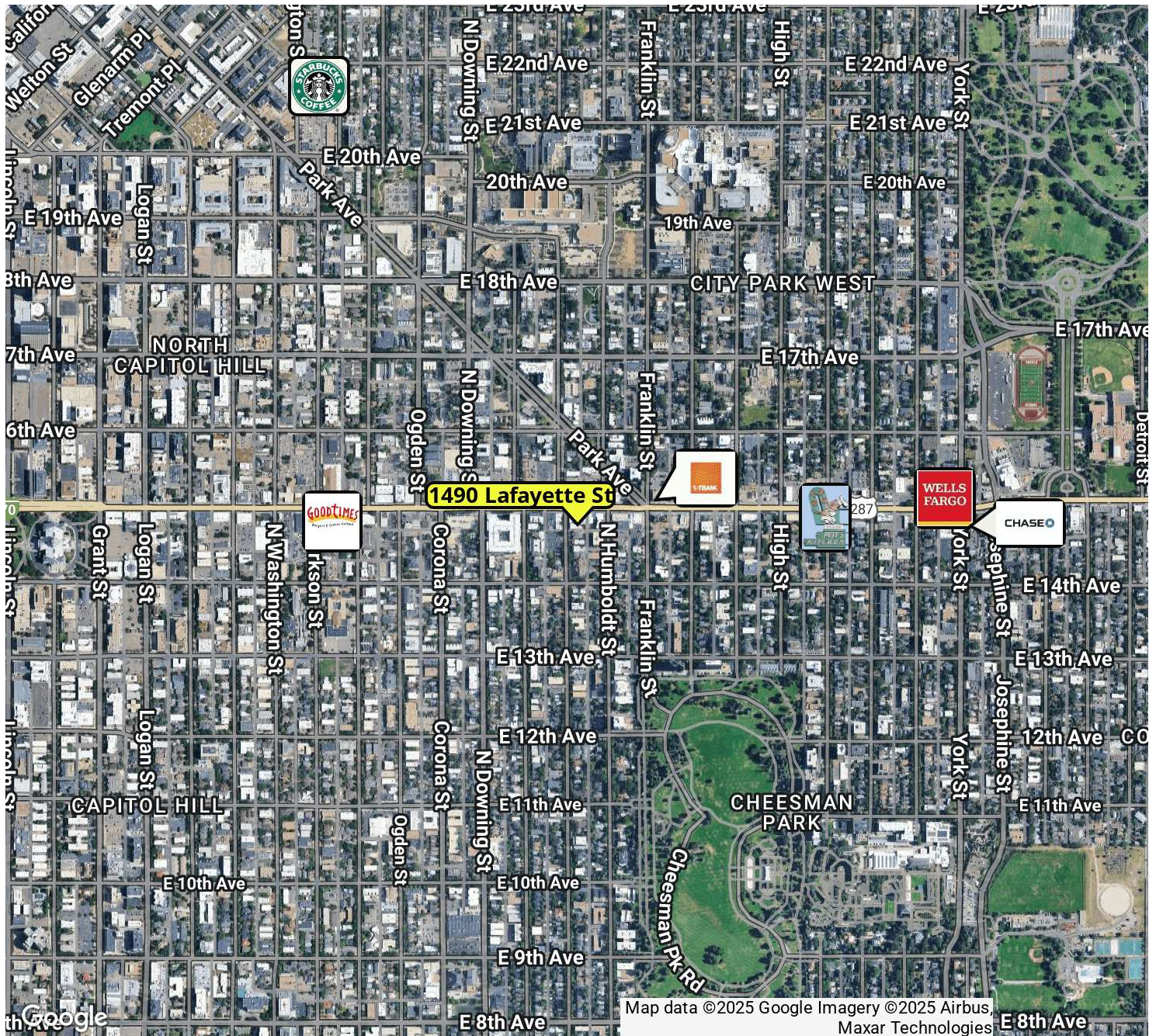
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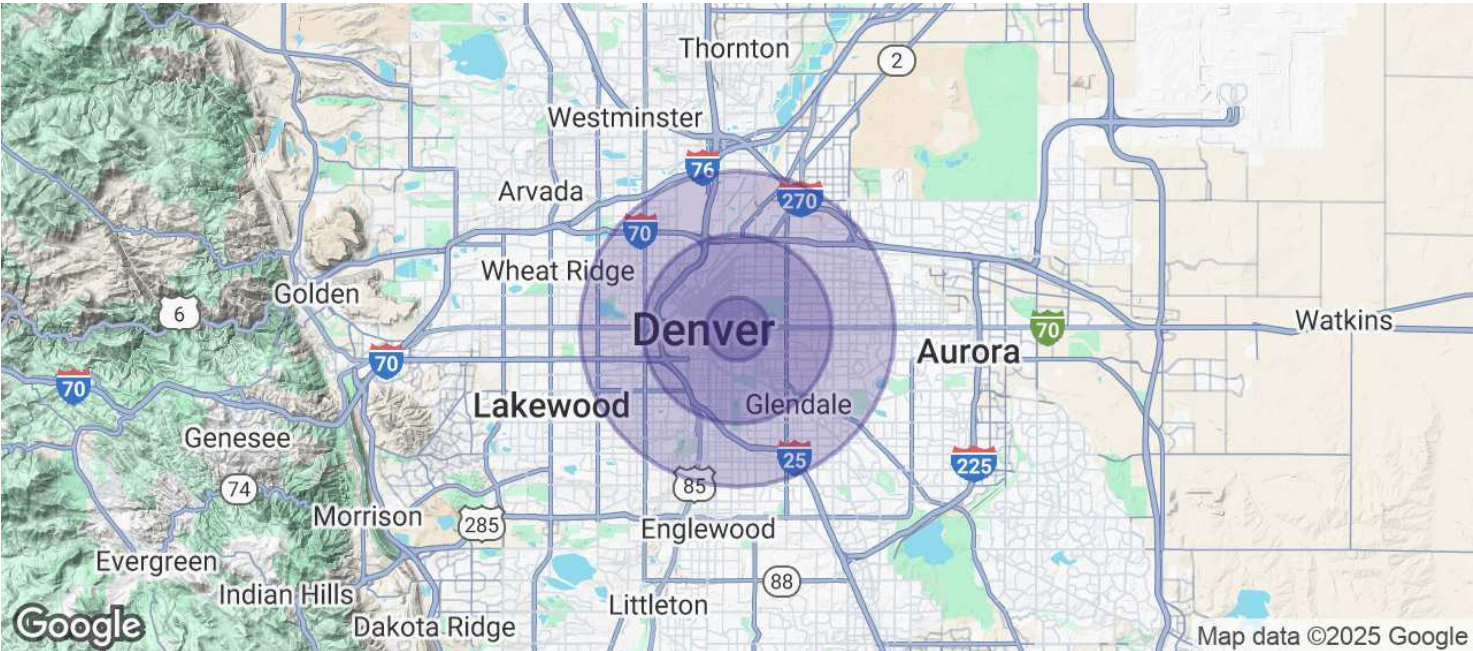
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	50,652	232,560	507,364
Average Age	39	39	38
Average Age (Male)	40	39	38
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	31,820	125,268	240,005
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$113,435	\$138,758	\$129,899
Average House Value	\$816,991	\$890,653	\$806,951

Demographics data derived from AlphaMap



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