

7150 East Hampden Avenue

Denver, CO 80224



FOR LEASE

Sam Knox

720.440.1975

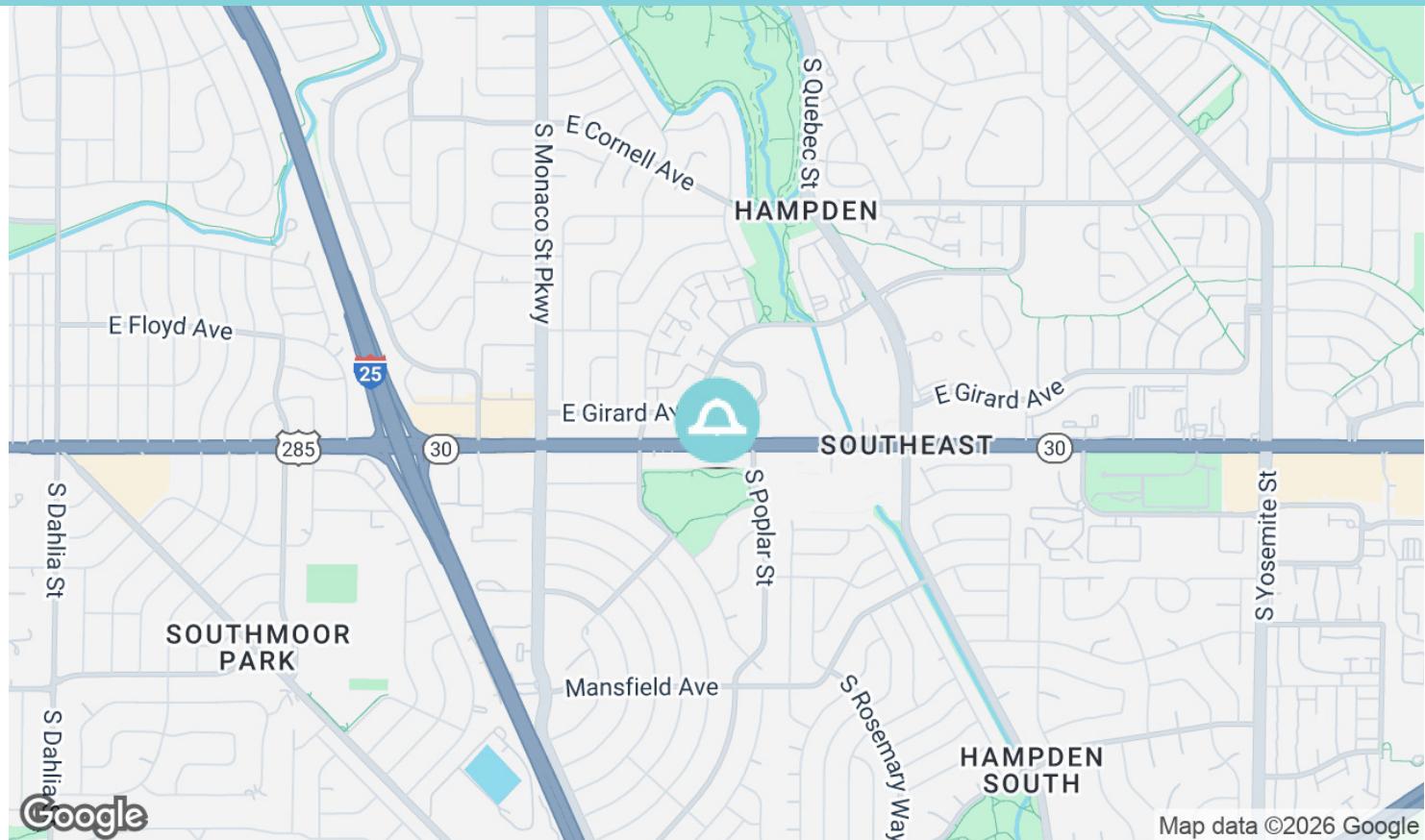
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BellStreet

For Lease

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Property Description

Now available for lease is a well-positioned 2,000 square foot office suite located at 7150 E Hampden Avenue in southeast Denver. This suite is part of a 16,000 square foot professional office building occupied by a variety of established professional businesses, creating a quiet, business-focused environment. The property benefits from a highly accessible location with easy access to major highways, making commuting convenient for both employees and clients. The surrounding area offers numerous retail, dining, and service options, ideal for lunch meetings and daily conveniences. This office space is well-suited for professional services, medical, financial, legal, or administrative users seeking a functional and accessible workspace in a strong Denver submarket.

Offering Summary

Lease Rate:	Negotiable
Available SF:	2,000
Lot Size:	30,346 SF
Building Size:	16,521 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	638	2,389	8,511
Total Population	1,203	4,596	17,535
Average HH Income	\$131,087	\$126,522	\$132,118

Property Highlights

- Ample Parking
- Professional Business Environment
- Convenient Highway Access

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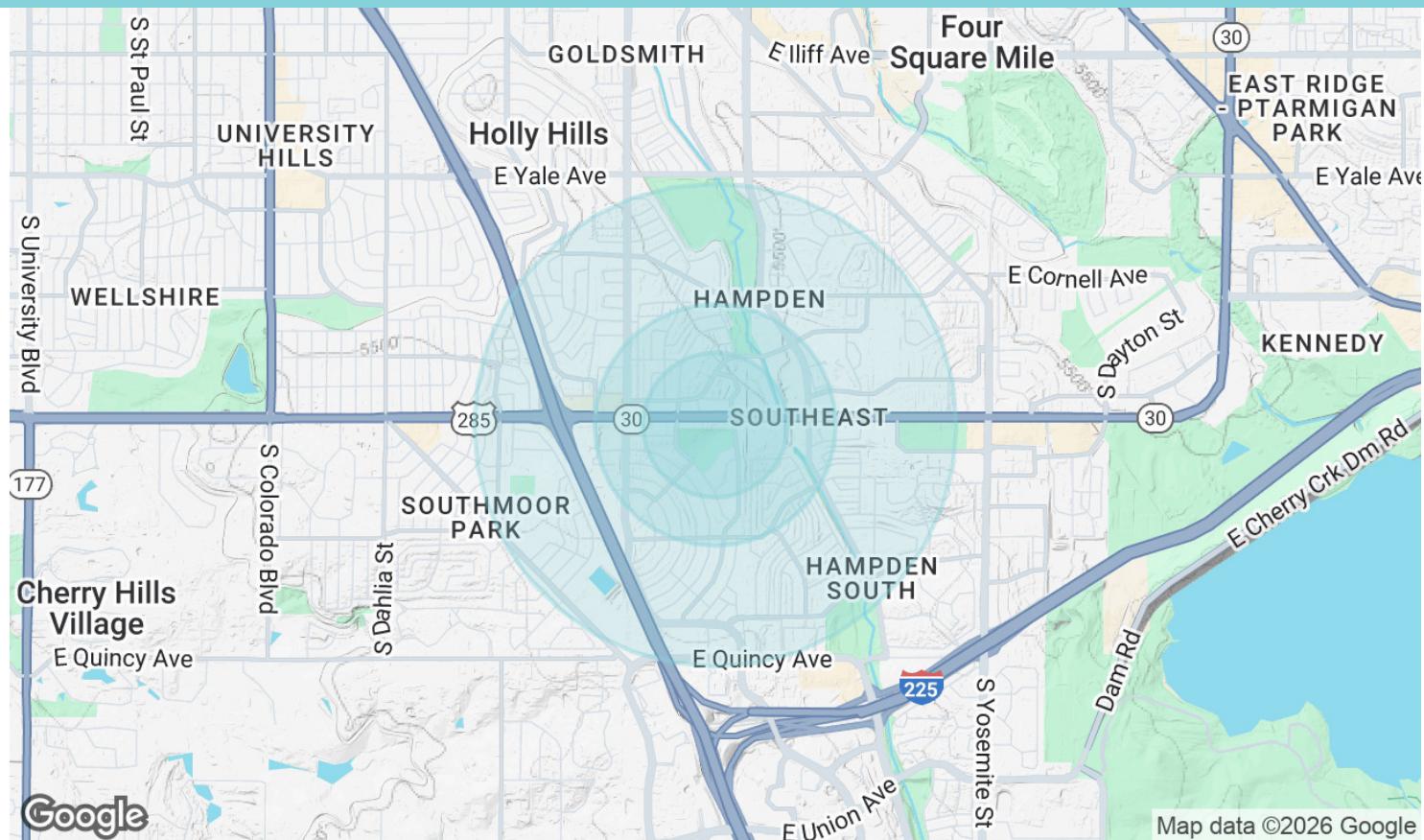
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,203	4,596	17,535
Average Age	48	45	43
Average Age (Male)	46	43	42
Average Age (Female)	51	46	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	638	2,389	8,511
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$131,087	\$126,522	\$132,118
Average House Value	\$755,854	\$712,763	\$689,772

Demographics data derived from AlphaMap