

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Innovative Office Space at 6th & Kalamath

643 Kalamath St., Denver, CO 80204



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Walkthrough Video
MUST SEE!



FOR LEASE

BUILDING OVERVIEW

Lease Rate:	\$12,000/Month - MG
Modified Gross:	Tenant pays for cleaning, electric, above and beyond Internet, and snow removal within gated area
Building SF:	2,766± SF
Parking:	Up to 60 Spaces
Drive-In Door:	One - 9'x 9'

PROPERTY HIGHLIGHTS

- Free Standing Flex Space
- One private office/Lots of open office space
- Warehouse with secured fenced yard
- Ample Parking
- Easy access and excellent visibility
- Backlit signage
- All Battery 621 amenities included:
 - 3,000 SF deck
 - Multiple conference room
 - Sound proof privacy booths
 - Coffee bar & beer taps
 - Full kitchen
 - 2,000 SF photo studio
 - Monthly networking events

Rare opportunity for creative space at Battery 643. Be the first to office at the newly acquired and renovated 643 Kalamath. Part of the Battery 621 - Denver's premier collaborative workspace fusing the worlds of business, technology, outdoor, lifestyle and social since 2010.

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**Brokerage Disclosure
to Tenant**

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UPPER LEVEL OFFICE SPACE
APPROX. 800 SQ FT



PRIVATE OFFICE



MULTIPURPOSE SHOP/GARAGE/OFFICE
APPROX. 800 SQ FT, 12 FT CEILINGS, CUSTOMIZATION AVAILABLE

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

21,178

252,171

532,414



Households

11,573

130,000

249,379



Median HH Income

\$73,581

\$82,568

\$82,276



Median Age

34.80

35.50

36.40



Traffic

32,713 vpd - W 6th Ave @ Kalamath St (2025)

Source: CoStar 2024

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