Innovative Office Space at 6th & Kalamath

643 Kalamath St., Denver, CO 80204





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.

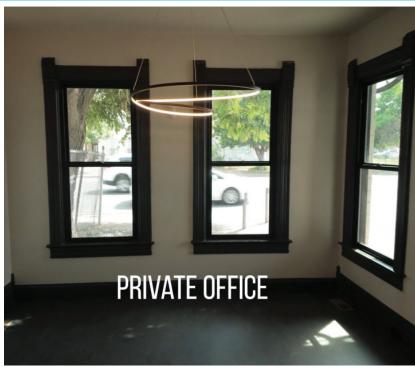
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DEM	OGRAPHICS	l Mile	3 Miles	5 Miles	
	Population	21,178	252,171	532,414	
	Households	11,573	130,000	249,379	
(\$)	Median HH Inco	me \$73,581	\$82,568	\$82,276	
	Median Age	34.80	35.50	36.40	
	Traffic 32	2,713 vpd - W 6th	Ave @ Kalamath St	(2025)	
	Source: CoStar 2024				