



## OFFICE/RETAIL CONDO FOR LEASE

4411 Yates St Unit 103, Denver, CO 80212

Lease Rate: \$1,400/month + utilities | Unit Size: 360 SF



**HENRY GROUP**  
REAL ESTATE

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## PROPERTY DESCRIPTION

Discover the perfect space for your business with a unit designed for flexibility and efficiency. Built in 2009 and zoned U-MX-2, this property is ideally suited for office or retail use, offering a contemporary design in a highly functional layout. Its prime location makes it an excellent choice to establish or expand a professional workspace in the thriving Denver market. With versatile usage options and proximity to key commercial hubs, this property provides an outstanding opportunity to secure a strategic, easily accessible space for your business operations.

## LOCATION DESCRIPTION

Situated in the desirable Berkeley neighborhood, this property offers prime accessibility just south of I-70 and off 44th Avenue. Conveniently located east of Sheridan Boulevard, it provides easy access to major highways, local amenities, and downtown destinations.

## PROPERTY HIGHLIGHTS

- Modern 360 SF building with contemporary design
- Ideal for office or retail
- Constructed in 2009 for updated functionality
- Zoned U-MX-2, offering versatile usage options

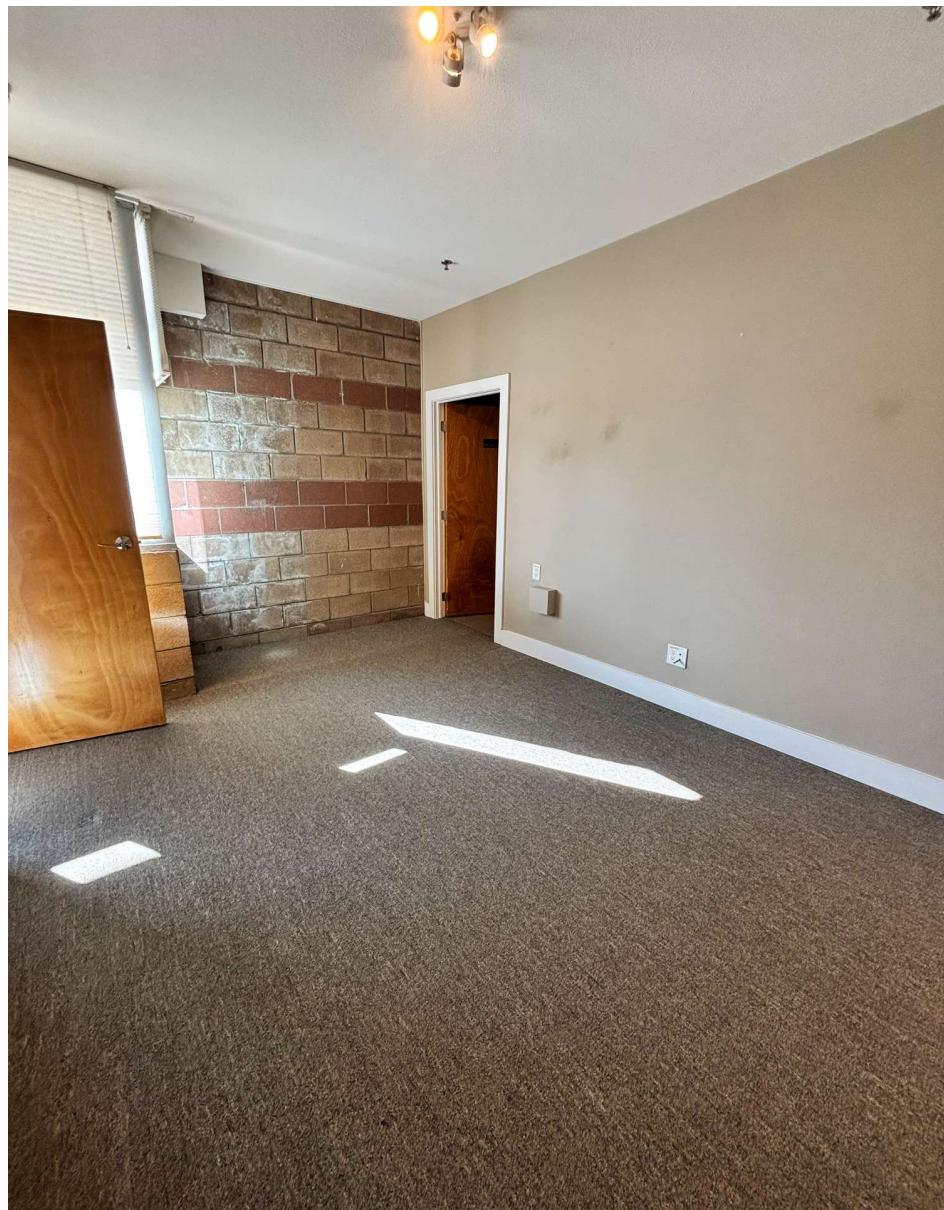


Property Address	4411 Yates St Unit 103, Denver, CO 80212
<b>Lease Rate</b>	<b>\$1,400/month + utilities</b> <b>Monthly rent includes HOA dues</b>
Unit Size	360 SF
Home Owner Association (HOA) Dues	\$147.65/Month
Unit Size	360 SF
Year Built	2009
Zoning	U-MX-2



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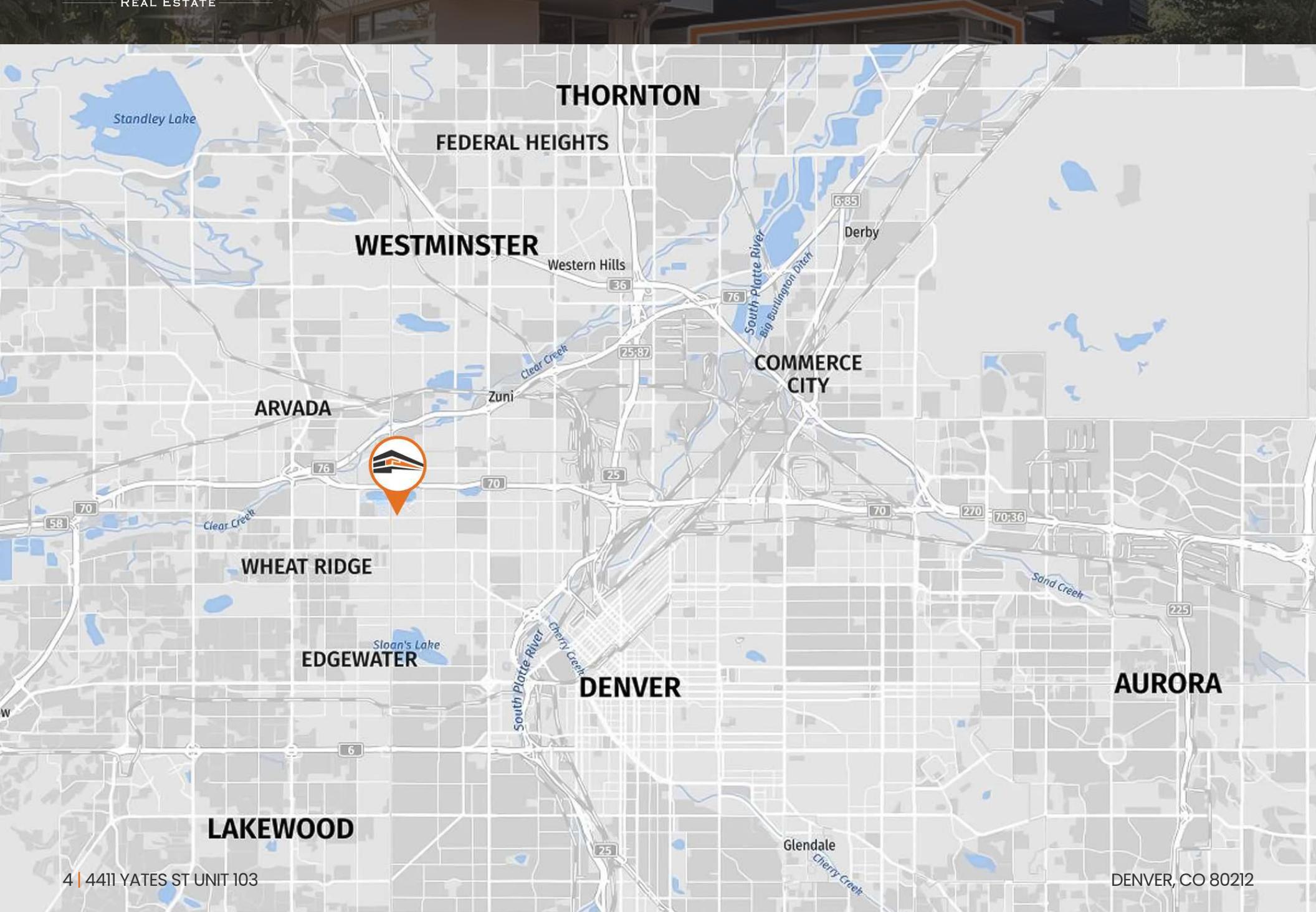
## ADDITIONAL PHOTOS





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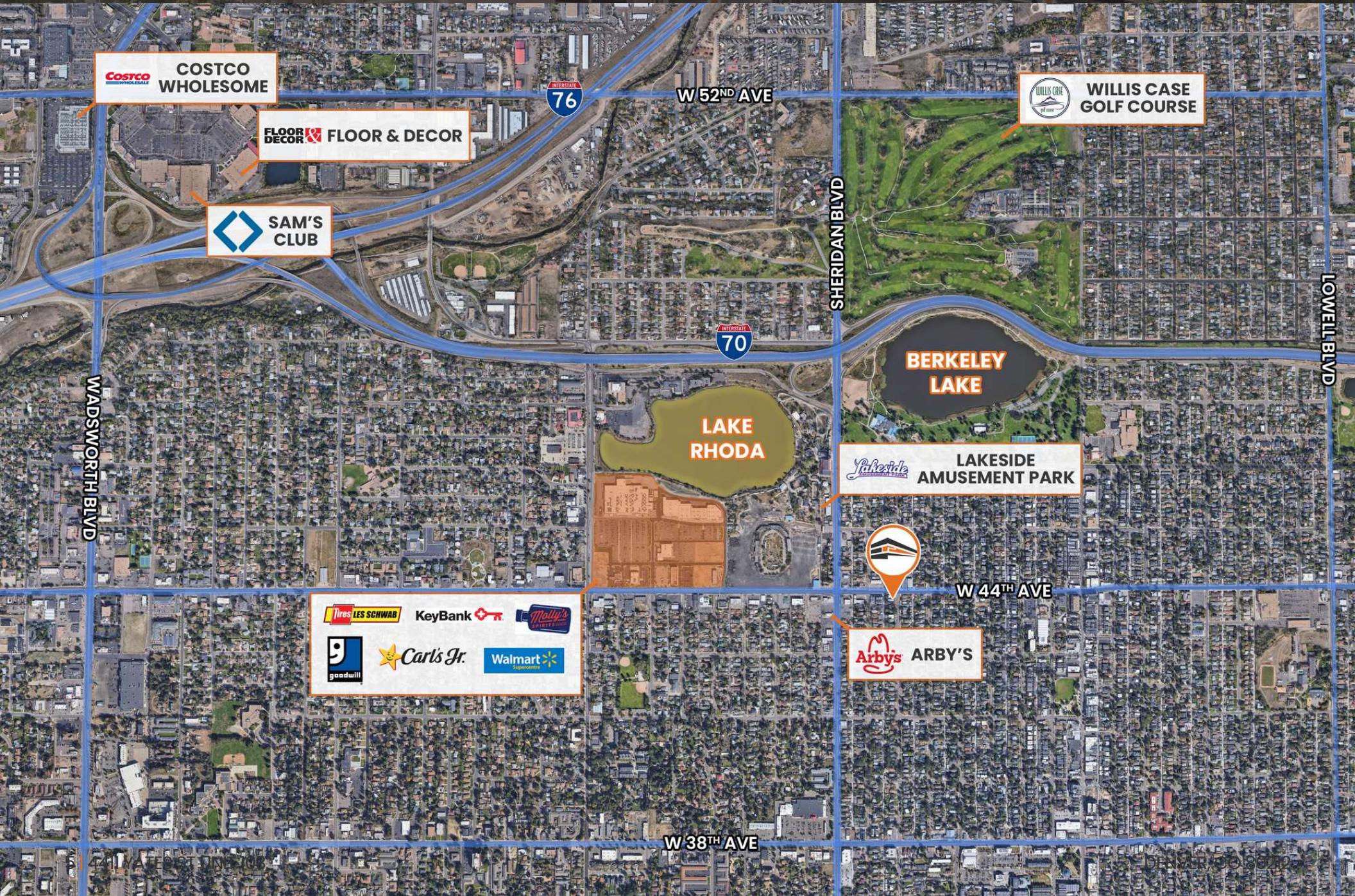
# LOCATION MAP





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AREA MAP





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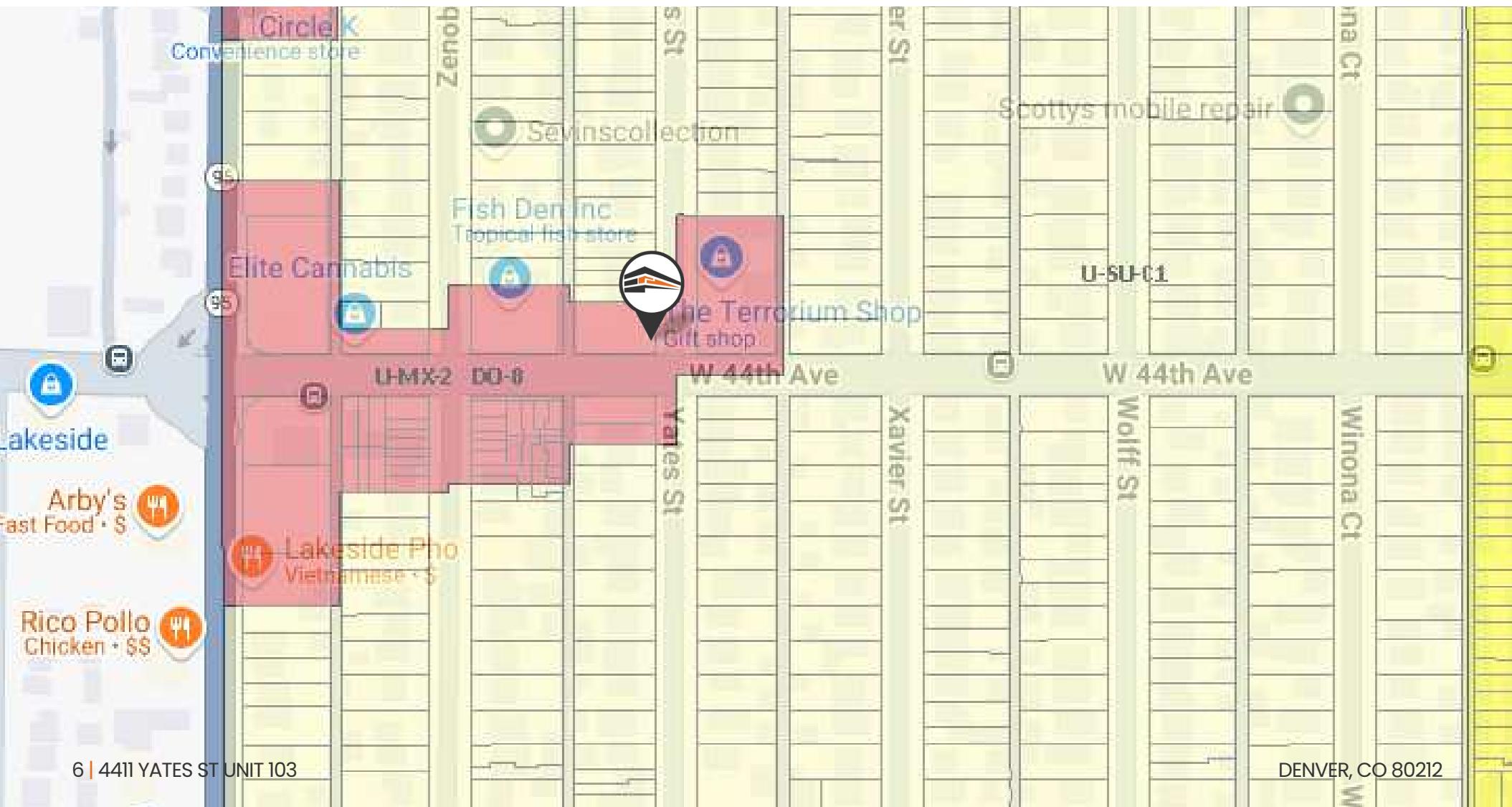
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## ZONING MAP

## U-MX-2 ZONING

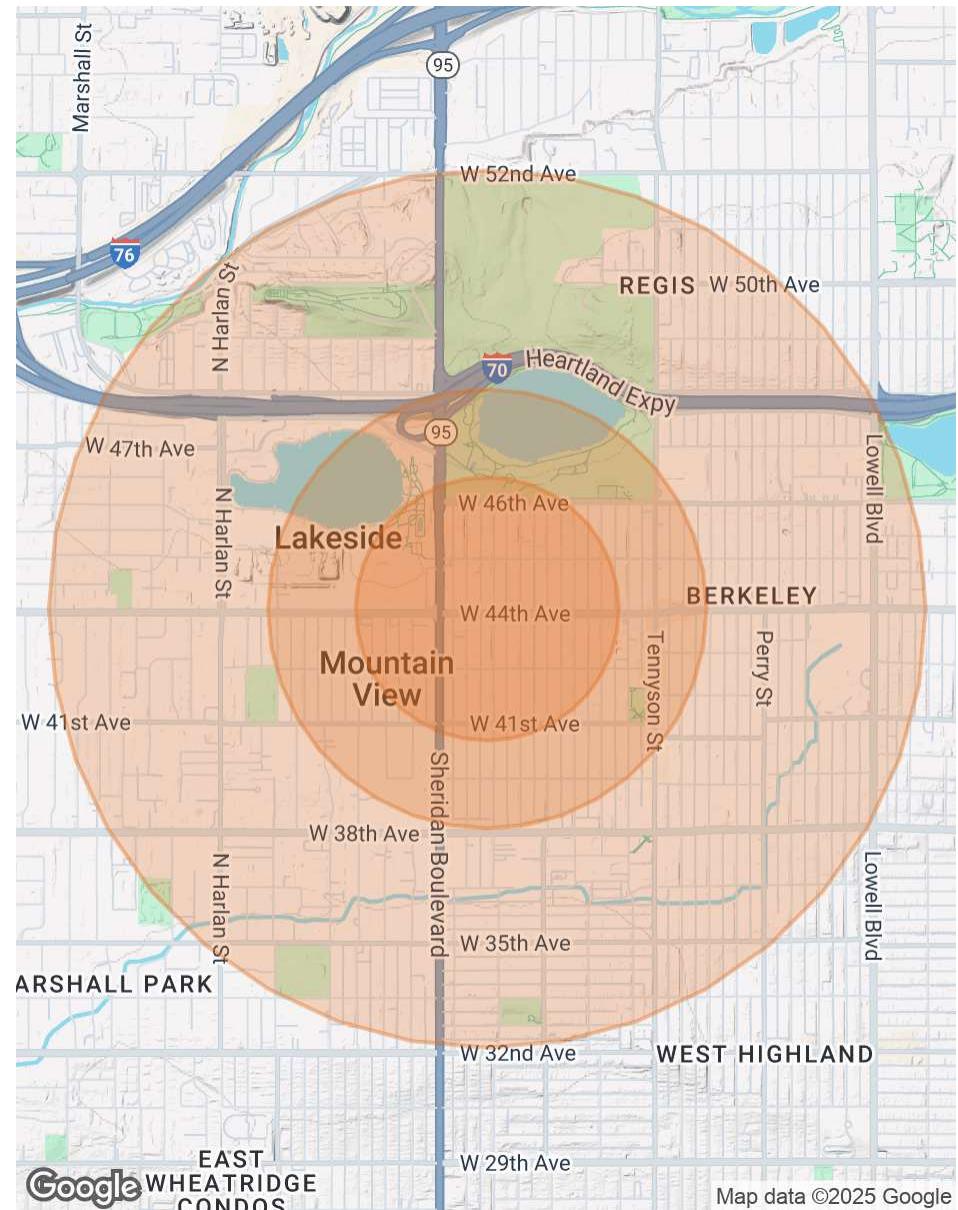
**CLICK HERE  
DENVER USE CODE**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,369	4,378	17,449
Average Age	38	39	40
Average Age (Male)	38	39	40
Average Age (Female)	39	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	626	2,108	8,268
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$161,610	\$153,800	\$137,557
Average House Value	\$896,179	\$905,944	\$828,239

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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