



## For Lease

# The Nichols Building

1644 Platte St | Denver, CO 80202

*\* Prime Lower Level Opportunity: Secure Your Space at an Attractive Rate! Ideal for fitness, co-working, medical or office.*

### Property Specifications

SPACE AVAILABLE

**10,358 SF**

RATE & OPEX

**Aggressive!**  
**Contact Broker**

**ANDREW CLEMENS**  
303.390.5230 | andrew.clemens@srsre.com



### About the Property

Beautifully built-out lower level opportunity in one of Denver's best trade areas.

- 10,358 SF - 2nd generation gym/co-working space
- Ceiling Heights: 12'
- Located in Class A, 127,308 SF Office Building (100% leased)
- Excellent Access to Union Station & LoHi via 16th Street Pedestrian Bridge
- Convenient Vehicular Access to I-25
- La Vietta Italian Restaurant opening soon on the 1st floor
- Formerly occupied by Gravity Haus

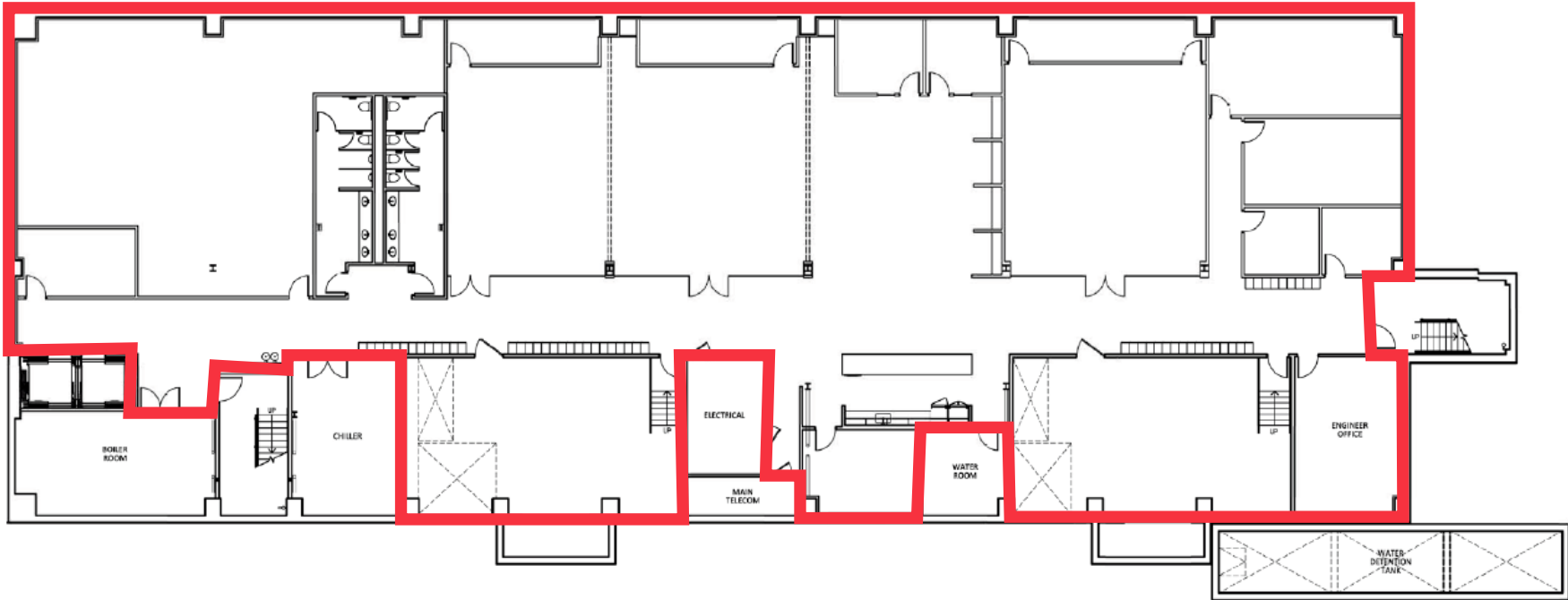
### Demographics

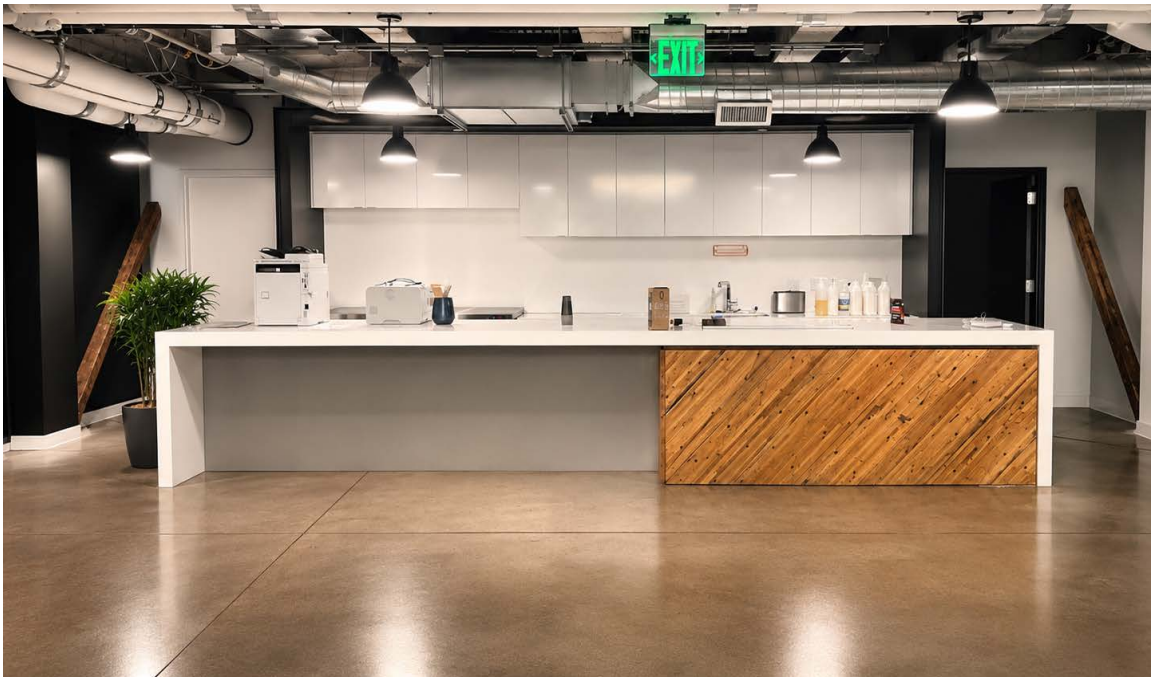
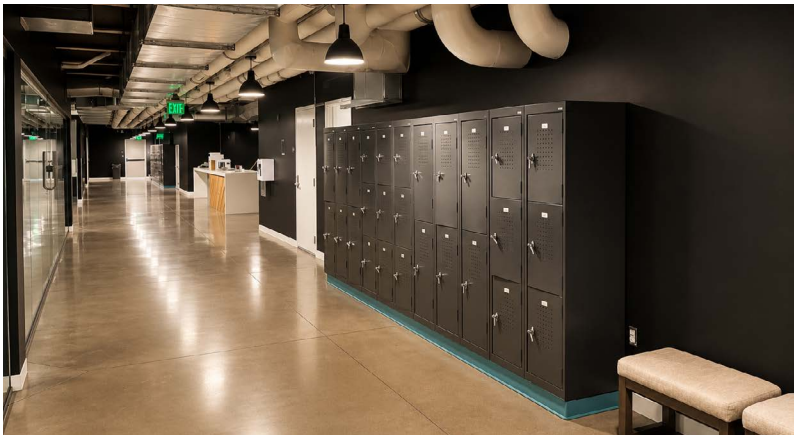
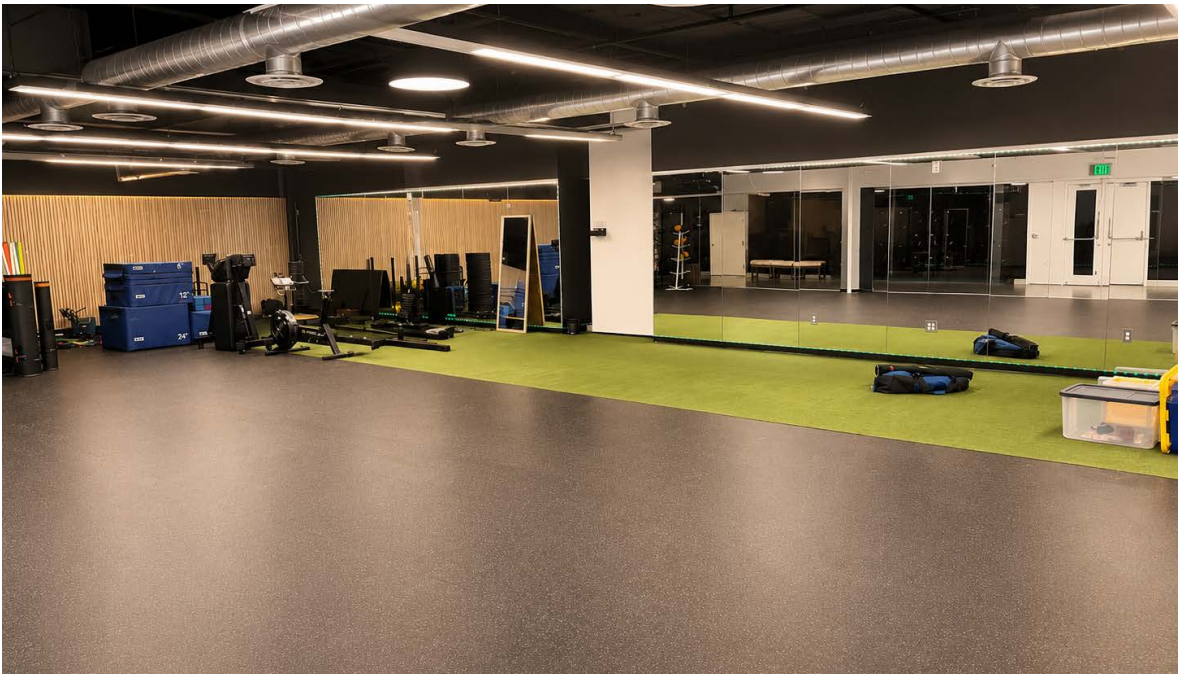
	1 Mile	3 Miles	5 Miles
Population	40,384	236,633	483,214
Daytime Population	74,835	359,163	637,908
Avg. Household Income	\$160,366	\$141,865	\$139,551
Estimated Households	24,567	123,693	230,243

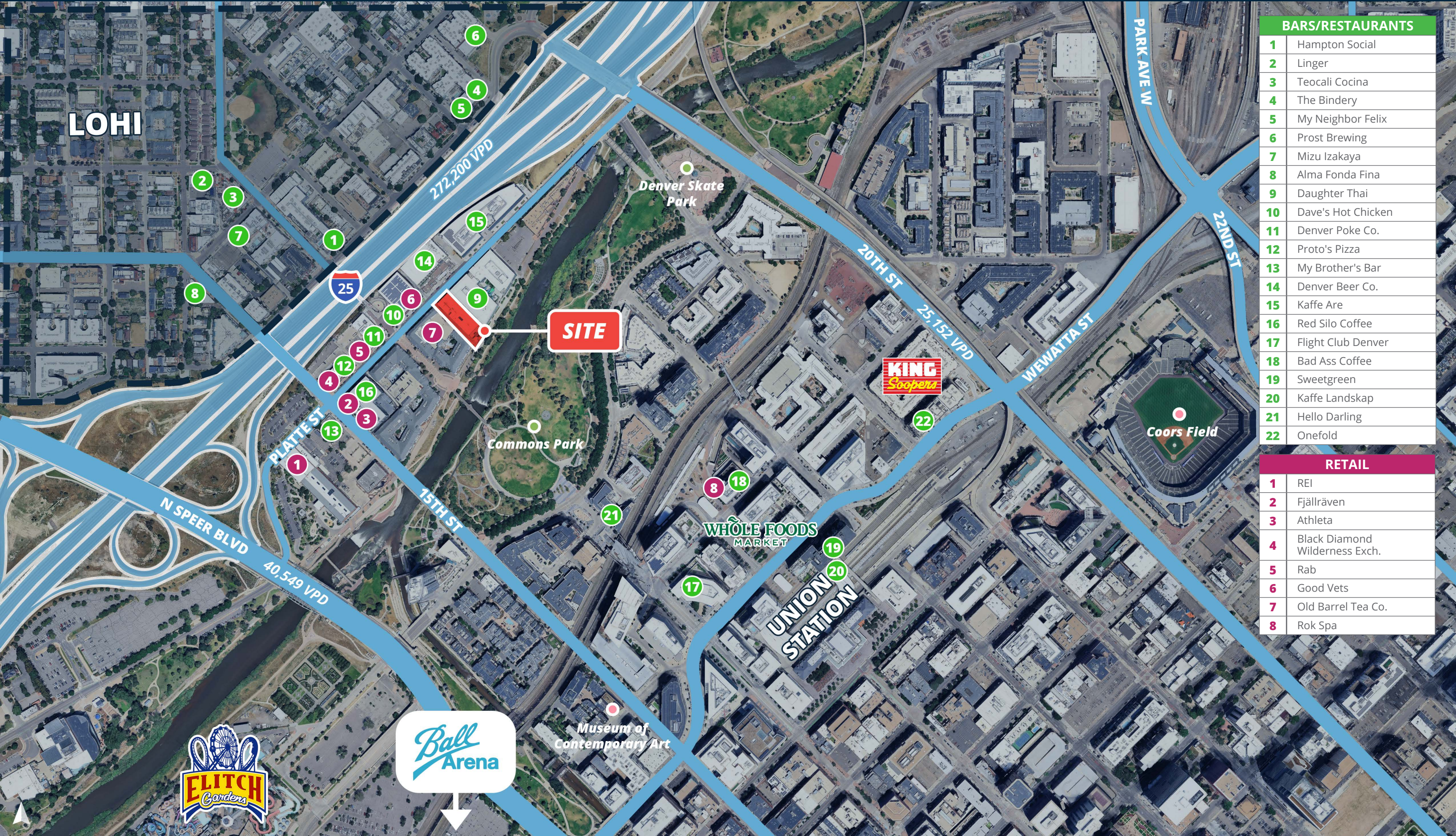
Year: 2025 | Source: esri



10,358 SF







**BARS/RESTAURANTS**

1	Hampton Social
2	Linger
3	Teocali Cocina
4	The Bindery
5	My Neighbor Felix
6	Prost Brewing
7	Mizu Izakaya
8	Alma Fonda Fina
9	Daughter Thai
10	Dave's Hot Chicken
11	Denver Poke Co.
12	Proto's Pizza
13	My Brother's Bar
14	Denver Beer Co.
15	Kaffe Are
16	Red Silo Coffee
17	Flight Club Denver
18	Bad Ass Coffee
19	Sweetgreen
20	Kaffe Landskap
21	Hello Darling
22	Onefold

**RETAIL**

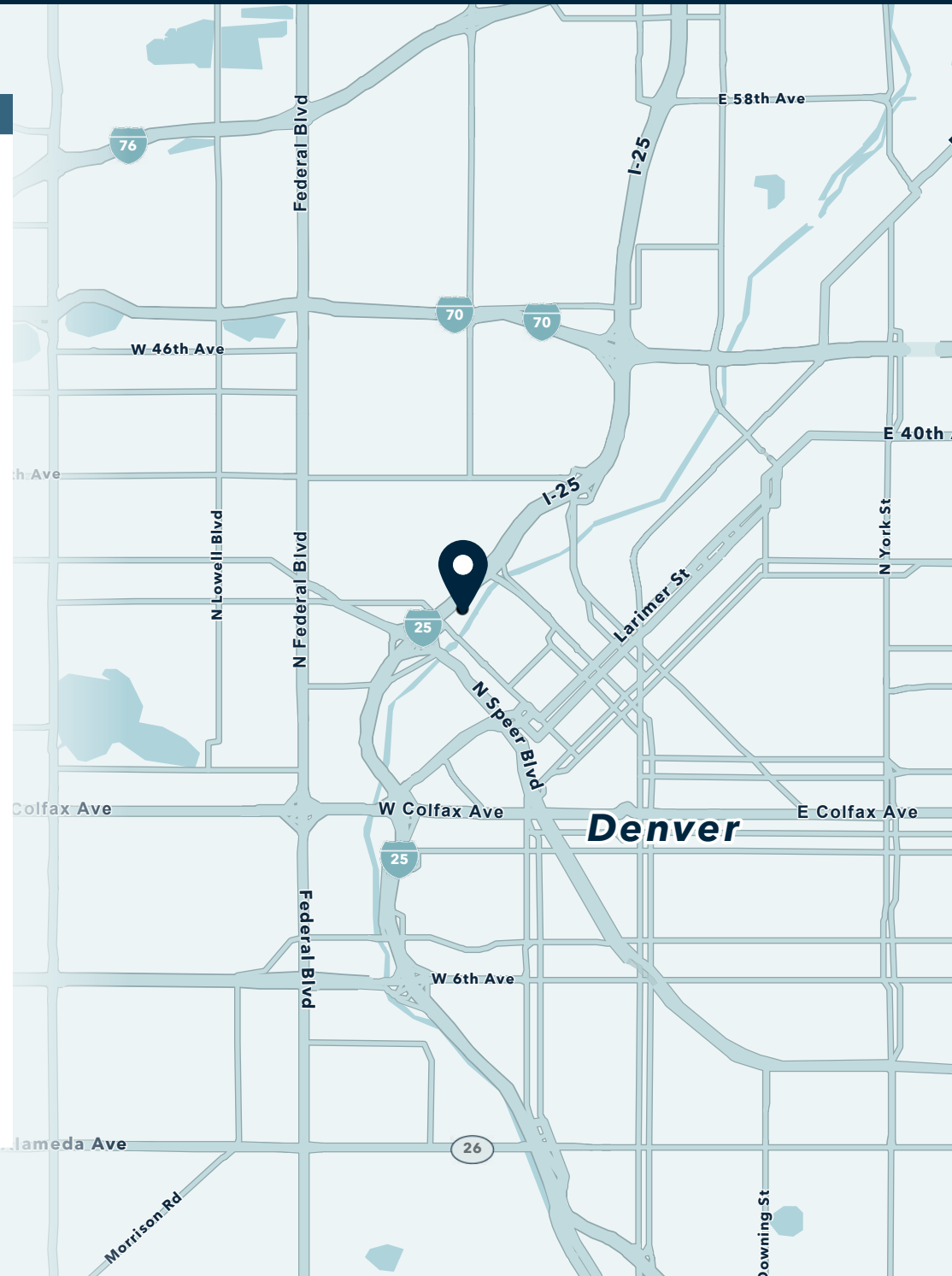
1	REI
2	Fjällräven
3	Athleta
4	Black Diamond Wilderness Exch.
5	Rab
6	Good Vets
7	Old Barrel Tea Co.
8	Rok Spa





## Area Snapshot

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2025 Estimated Population	40,384	236,633	483,214
2030 Projected Population	44,491	262,969	513,800
Proj. Annual Growth 2025 to 2030	1.96%	2.13%	1.24%
<b>Daytime Population</b>			
2025 Daytime Population	74,835	359,163	637,908
Workers	65,358	277,600	445,074
Residents	9,477	81,563	192,834
<b>Income</b>			
2025 Est. Average Household Income	\$160,366	\$141,865	\$139,551
2025 Est. Median Household Income	\$120,118	\$104,100	\$99,004
<b>Households &amp; Growth</b>			
2025 Estimated Households	24,567	123,693	230,243
2030 Estimated Households	27,057	136,871	245,684
Proj. Annual Growth 2025 to 2030	1.95%	2.05%	1.31%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	77%	67%	64%
2025 Est. Black or African American	3%	6%	5%
2025 Est. Asian or Pacific Islander	4%	3%	3%
2025 Est. American Indian or Native Alaskan	1%	2%	2%
2025 Est. Other Races	15%	22%	26%
2025 Est. Hispanic (Any Race)	15%	25%	30%



**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



---

**SRS REAL ESTATE PARTNERS**

---

1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

**SRSRE.COM**

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS does not guarantee its completeness or accuracy.