

2727

BRYANT STREET

DENVER, CO 80211

LEASE RATE

\$20.87 – 25.00 SF/YR (FULL SERVICE; GROSS)



PREMIERE JEFFERSON PARK LOCATION

SPACES FROM 260 SF – 2,400 SF

MARC S. LIPPITT

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com



400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

7860 E. Berry Place, Greenwood, Village, CO 80111

Exclusive Agents

Marc S. Lippitt

Principal

303.321.5888

mlippitt@uniqueprop.com

Justin Herman

Vice President

720.881.6343

jherman@uniqueprop.com



Unique Properties, Inc

400 South Broadway | Denver, CO 80209

www.uniqueprop.com

Disclaimer, Confidentiality & Conditions

All materials and information received or derived from Unique Properties, Inc its directors, officers, agent's, advisors, affiliates and / or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties, Inc its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties, Inc will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties, Inc makes no warranties and / or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties, Inc does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ

from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY HIGHLIGHTS

Suite 380 Lease Rate:	\$25 PSF FSG
Suite B3 Lease Rate:	\$995 per Month
Suite B4 Lease Rate:	\$541.67 per Month
Total Building SF:	28,641
Suite 380:	2,400 SF
Suite B3:	572 SF
Suite B4:	260 SF
Y.O.C.:	1974
Zoning:	C-MX-5
Parking:	80 Spaces
Parking Ratio:	2.53 per 1,000 SF

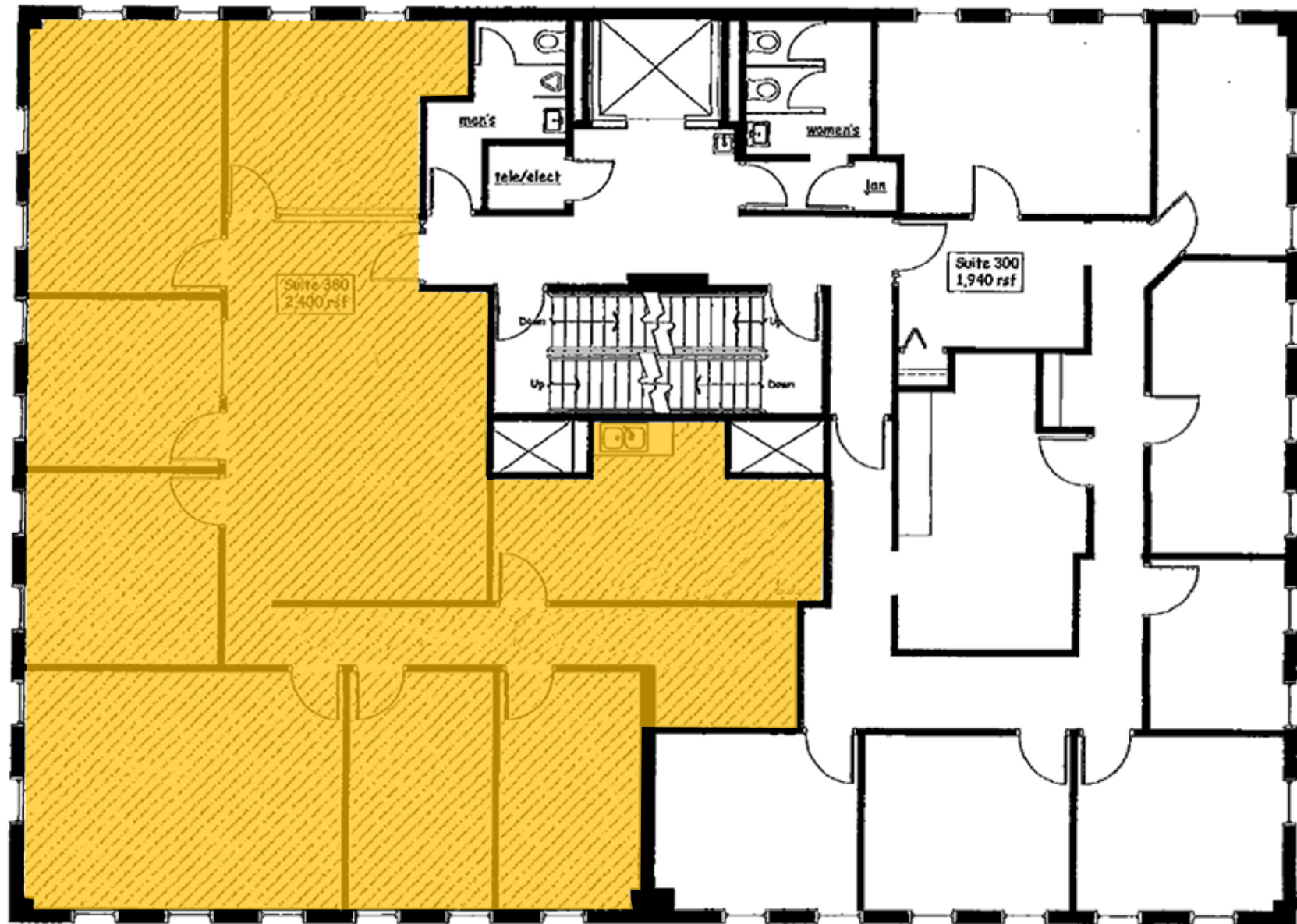
- Premiere Jefferson Park Location
- Cost effective alternative to downtown.
- Spectacular Views
- Great access to downtown and the highway.
- Cost effective alternative close to downtown.
- Off-Street Parking Available



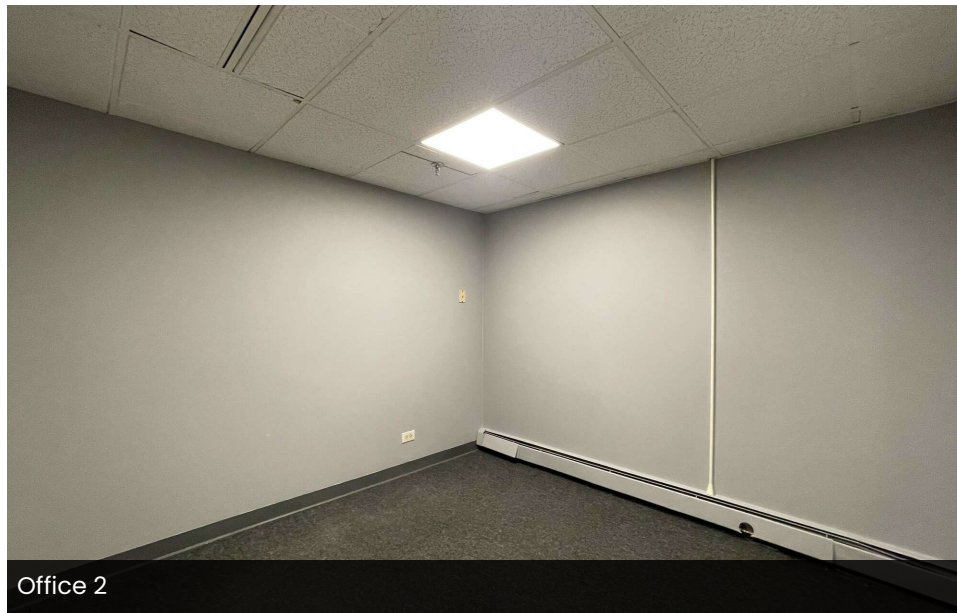
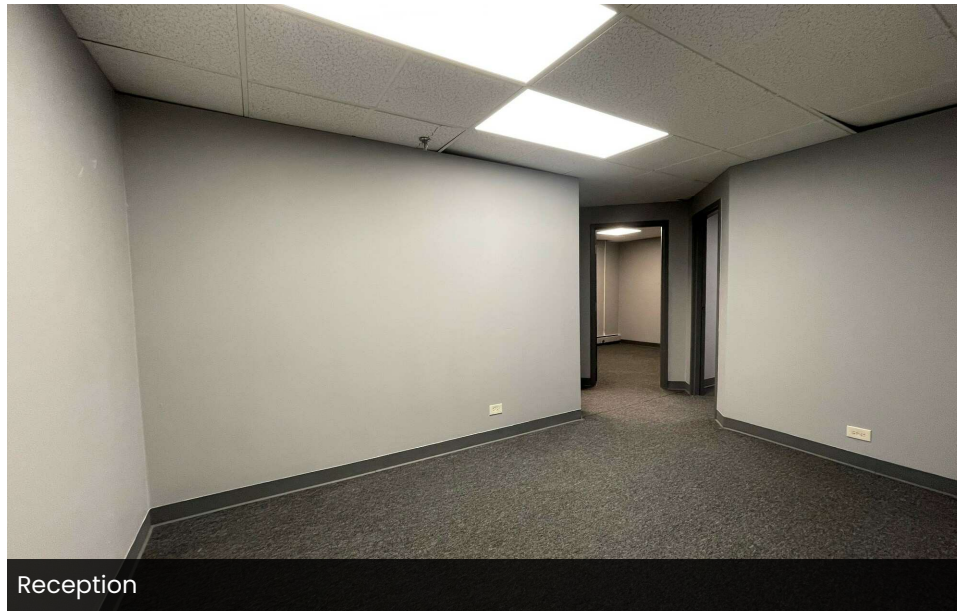
AREA MAP



SUITE 380



SUITE B-3



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	33,579	114,773	228,627	<\$25,000	2,239	9,761	20,706
2024 Estimate	32,858	111,867	224,148	\$25,000 - \$50,000	1,775	6,118	15,889
2020 Census	31,405	104,381	214,491	\$50,000 - \$75,000	2,749	7,741	16,327
Growth 2024-2029	2.19%	2.60%	2.00%	\$75,000 - \$100,000	1,926	6,455	13,022
Growth 2020-2024	4.63%	7.17%	4.50%	\$100,000 - \$125,000	1,566	5,239	10,043
Median Age	34.70	34.90	35.40	\$125,000 - \$150,000	2,033	5,735	9,803
Average Age	36.10	36.50	37.00	\$150,000 - \$200,000	2,149	6,781	12,796
2024 Population by Race:				\$200,000+	3,964	10,286	15,204
White	24,978	78,296	148,215	2024 Population by Education			
Black	909	5,373	11,609	Some High School, No Diploma	1,486	5,629	14,515
Am. Indian & Alaskan	272	1,287	3,076	High School Grad (Incl Equivalency)	1,778	10,074	25,625
Asian	1,076	3,547	6,052	Some College, No Degree	3,609	16,202	35,964
Hawaiian & Pacific Island	8	39	85	Associate Degree	1,419	6,864	14,626
Hispanic Origin	5,773	25,908	62,472	Bachelor Degree	13,035	36,424	64,553
Other	5,615	23,324	55,110	Advanced Degree	6,490	19,129	33,424
U.S. Armed Forces:				2024 Population by Occupation			
Households:				Real Estate & Finance	2,691	7,957	13,468
2029 Projection	18,796	59,691	116,155	Professional & Management	21,978	66,212	115,101
2024 Estimate	18,401	58,115	113,788	Public Administration	739	2,472	4,849
2020 Census	17,661	54,005	108,640	Education & Health	4,310	13,696	27,944
Growth 2024-2029	2.15%	2.71%	2.08%	Services	1,759	8,786	20,123
Growth 2020-2024	4.19%	7.61%	4.74%	Information	961	2,422	4,973
Owner Occupied	5,963	19,449	38,685	Sales	4,491	13,441	26,203
Renter Occupied	3,519	11,303	18,997	Transportation	1,132	4,607	9,160
2024 Avg Household Income				Retail	1,464	5,400	11,824
2024 Med Household Income				Wholesale	608	1,842	3,787
	\$135,742	\$123,101	\$109,300	Manufacturing	1,599	4,586	8,673
	\$108,165	\$96,060	\$82,627	Production	844	4,143	10,133
				Construction	709	2,687	7,290
				Utilities	606	2,452	5,242
				Agriculture & Mining	383	818	1,479
				Farming, Fishing, Forestry	14	192	455
				Other Services	912	3,240	7,124



UNIQUE
PROPERTIES

TCN
RESIDENTIAL
REAL ESTATE SERVICES

MARC S. LIPPITT

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com