



CREATIVE SPACE AVAILABLE - LEASE RATE: \$24-\$27 PSF MG

PROPERTY FEATURES

- High Ceilings, Exposed Ductwork, & Natural Light
- Off-Street Parking
- New Mechanicals Systems
- Stoplight Exposure at 12th & Santa Fe

PROPERTY/AREA DETAILS

1201 N Santa Fe Drive, Denver, CO is a mixed-use retail property available for lease in the heart of the Santa Fe Art District. 1st floor creative space/fitness space available now. The space include surface parking spaces on site in the rear of the building.

12th & Santa Fe is a stop light intersection surrounded by a flourishing creative district as well as a flourishing residential neighborhood. Santa Fe Drive provides direct access North for residents coming into Downtown. 8th Avenue provides excellent access West to 6th Avenue, Lakewood, Golden, and the mountains. 1201 Santa Fe is walking distance to the Osage light rail station as well as multiple transit lines.

For more information, please contact:

CARLOS VALENCIA

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$24.00 - \$27 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit D	Available	1,400 SF	Modified Gross	\$24.00 - \$25.00 SF/yr	Main Floor Dance Studio

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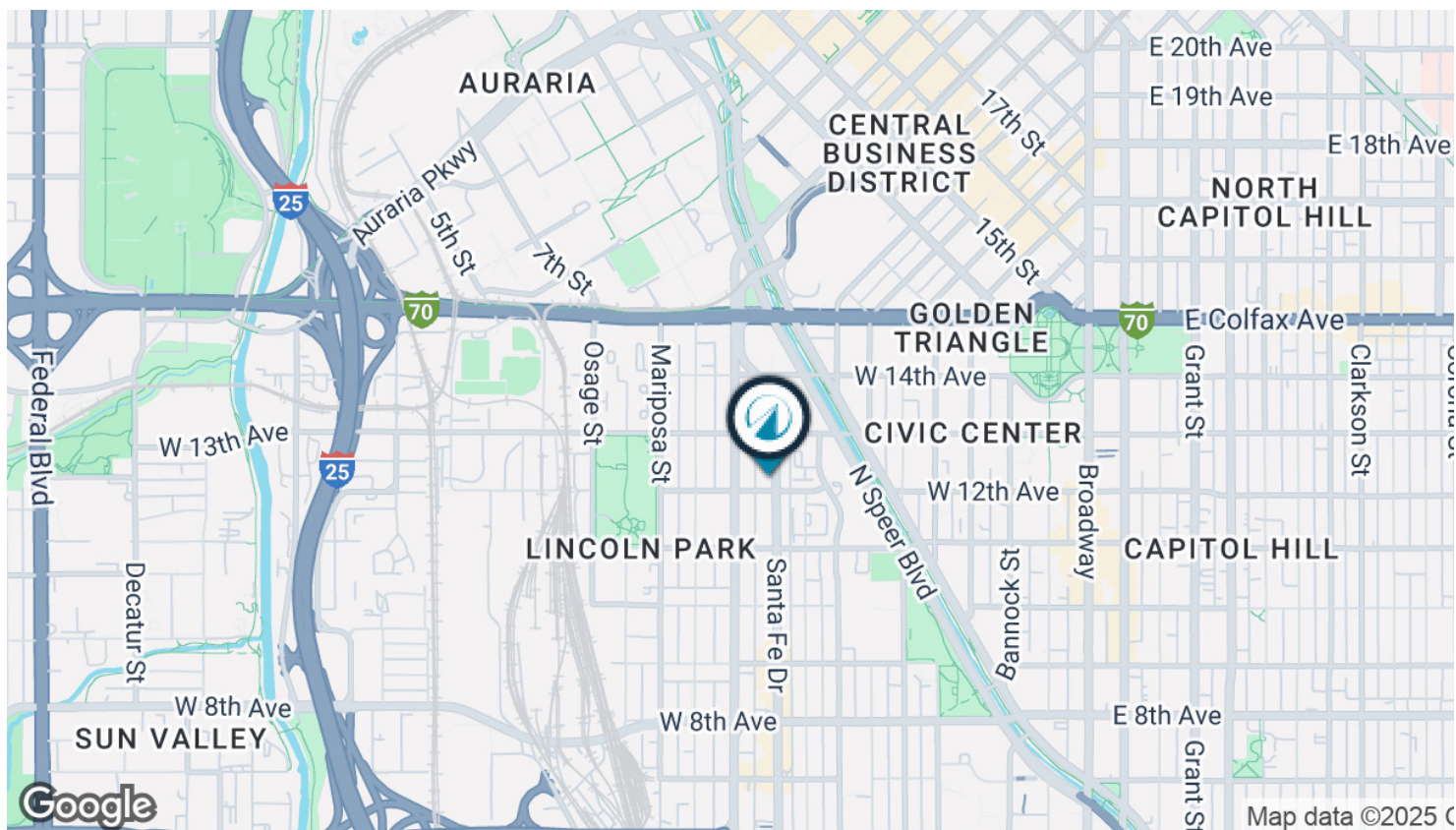
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AREA DEMOGRAPHICS:



Population

1 Mile	8,483
3 Mile	28,660
5 Mile	74,227



Households

1 Mile	4,235
3 Mile	16,746
5 Mile	44,671



Average HH Income

1 Mile	\$107,428
3 Mile	\$110,107
5 Mile	\$119,155

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