

FOR LEASE
57,191 SF School Building in Denver County



**Contact Broker
for Lease Rate**

Gymnasium w/ Locker Rooms	11,600 SF
Main Wing (Admin & Classrooms)	20,863 SF
Montessori Classrooms (4yo & under)	1,828 SF
North Wing (Cafeteria/Classrooms)	22,900 SF
Total Building Size	57,191 SF

**SF Measurements above are approximate numbers*



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235 S. Sherman Street
Denver, Colorado 80209

- 57,191 SF school facility on approximately 1.5 Acres in the City & County of Denver with existing E Occupancy for Education.
- 21 classrooms and 8 administrative offices
- Tournament-sized basketball gymnasium with boys and girls locker rooms
- Warming and serving kitchen
- Cafeteria/lunch room that can also serve as a multipurpose activity room
- Potential use of sloped auditorium/theater with stage after renovation
- Fenced playground with large play structure, swings, basketball court, and small green space constructed for use by K-8
- Approximately 30 parking spaces as well as surrounding street parking
- Easy access from I-25 on Alameda or Lincoln/Broadway.
- Walkability to Alameda Light Rail Station, major grocery and retail including Safeway, Sam's Club and fast food.
- 1-mile from iconic Washington Park

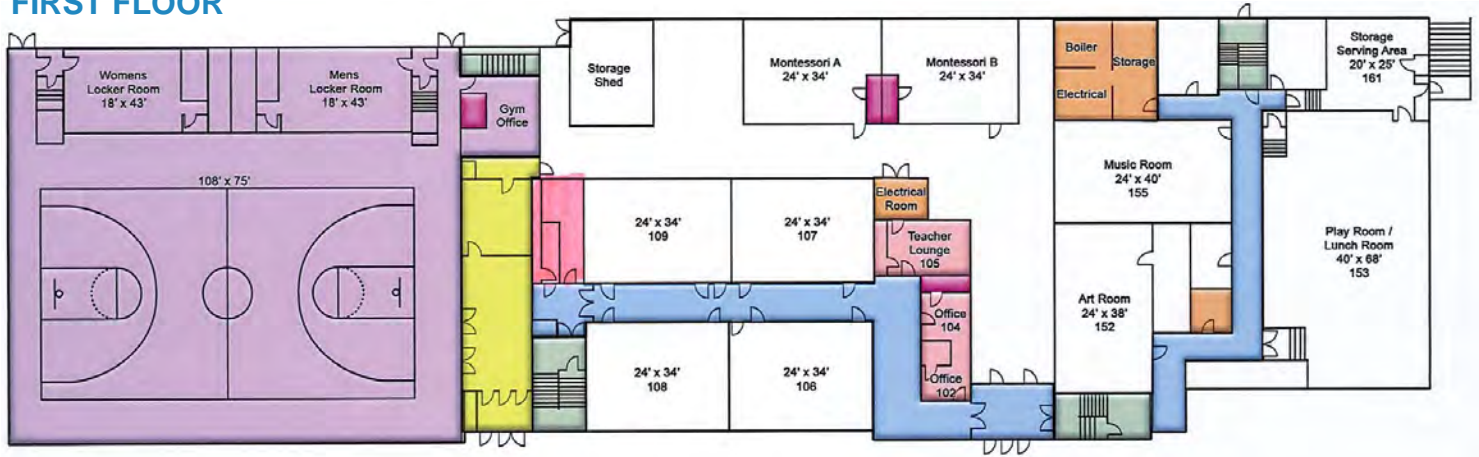
235 S. Sherman Street
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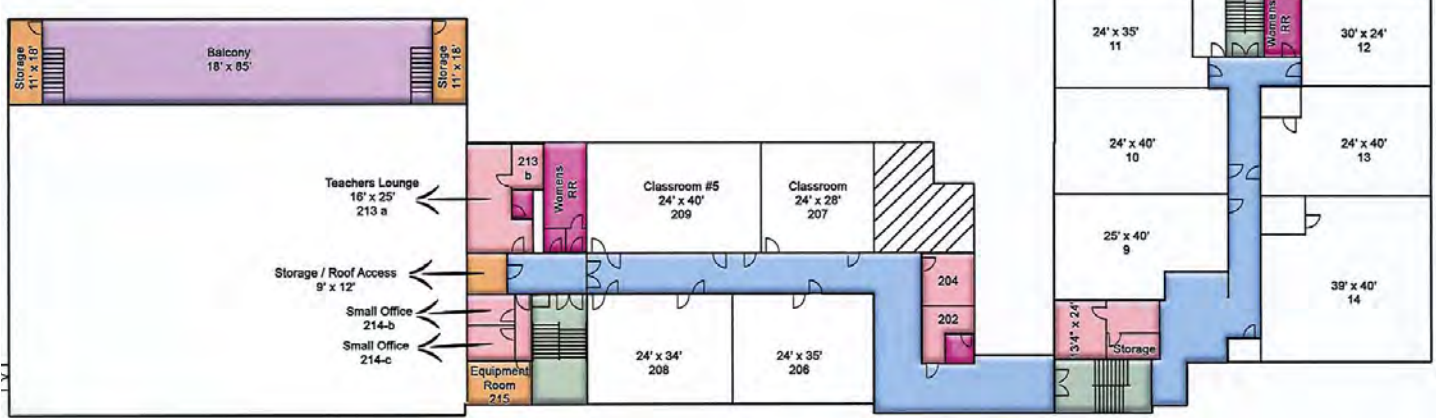
Turn-Key School Building

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FIRST FLOOR



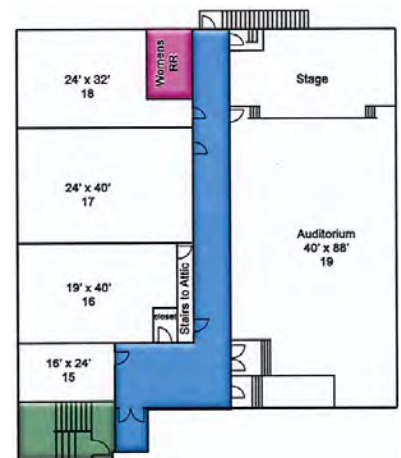
SECOND FLOOR



BASEMENT

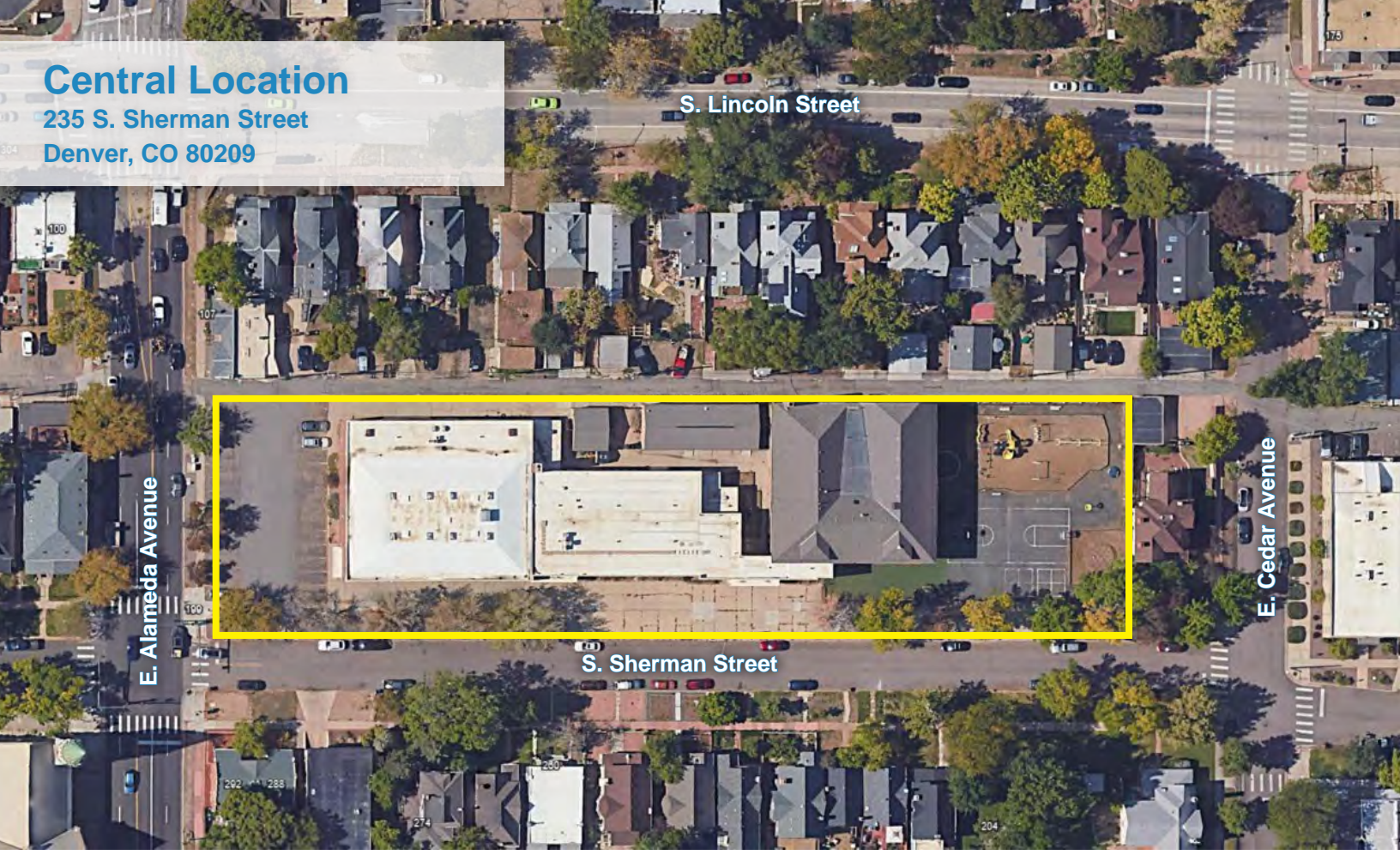


THIRD FLOOR



Central Location

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DEMOGRAPHICS 2023

	1 Mile	3 Mile	5 Mile
2023 Population	26,951	221,454	548,818
Median Age	38.8	36.8	36.8
Total Households	15,8796	113,209	253,916
Average HH Size	1.7	1.9	2.1
Median HH Income	\$85,542	\$72,867	\$76,690
Daytime Employment	14,739	261,802	387,921
Education/Daycare Spending	\$41,611,209	\$273,567,264	\$622,913,814



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