



**FOR LEASE- OFFICE
\$27/SF (FULL SERVICE)**

THE PENN
1165 S PENNSYLVANIA ST
Denver, CO 80210

PROPERTY HIGHLIGHTS

- Suite 100- 3 offices, large open reception and bullpen area
- Suite 110- 4 offices, large bull pen area & shared kitchenette
- Located near Wash Park with easy access to I-25
- Near multiple restaurants, coffee shops and retailers
- 10-minute walk to the popular South Pearl Street
- 1.5 blocks to Light Rail Station @ Louisiana & Pearl



AVAILABLE SF

1,604 -
3,854 SF



BUILDING SF

15,603 SF



RENT

\$3,609-
\$8,672/MTH



PARKING

FREE
SURFACE



STORIES

2-STORIES



YEAR BUILT/RENO

1983/2018

PROPERTY DESCRIPTION

The Penn is strategically located between Platt Park & West Wash Park in Denver. With easy access to I-25 and popular local retailers, The Penn offers its tenants the perfect balance of functionality and convenience. Flexible first floor options available from 1,604 SF to 2,250 SF to 3,854 SF. All of the suites come equipped with large windows and office side lights, providing abundant natural light throughout.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



LOCATION MAP



BRANDON GOUKER

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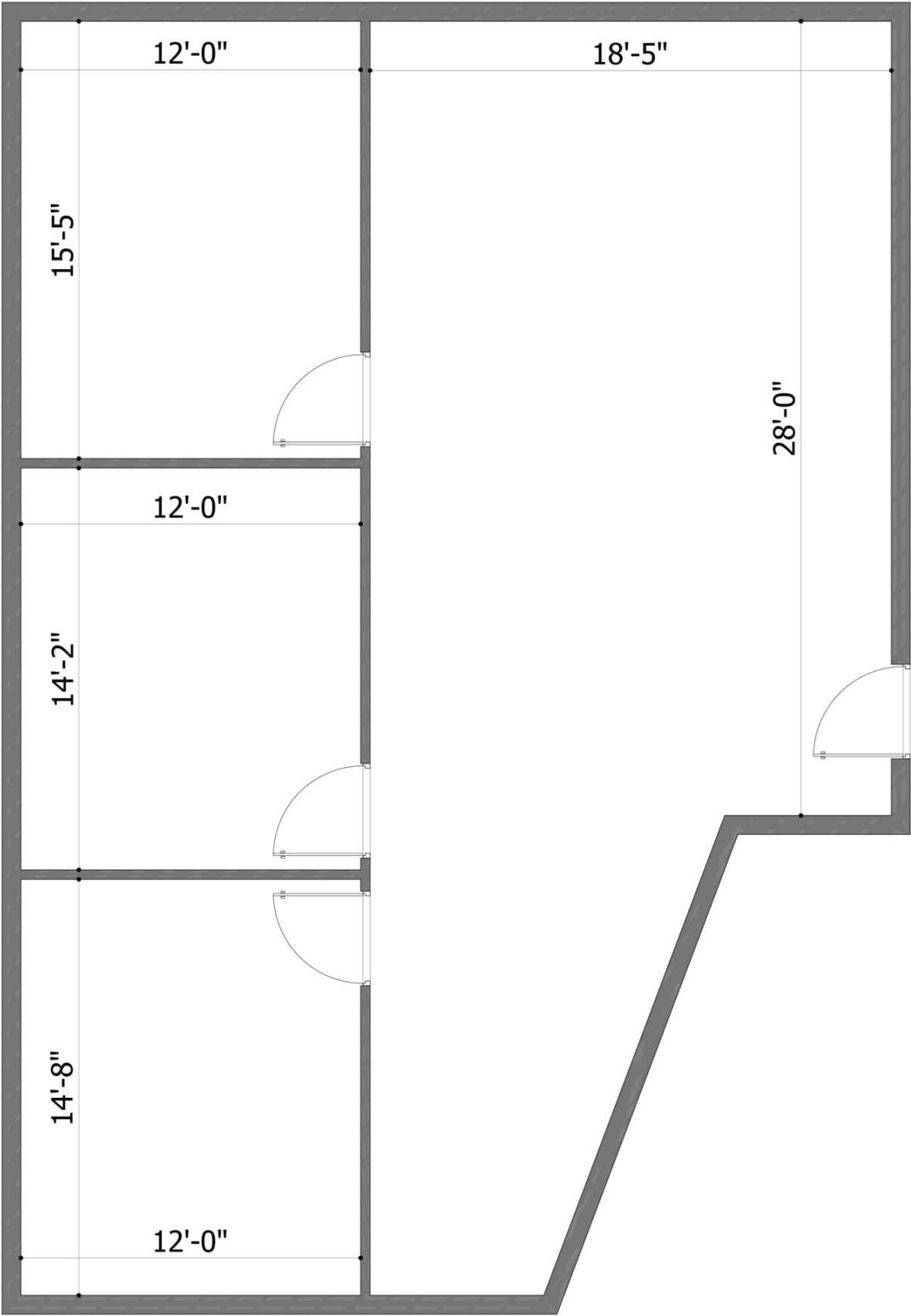
DOUG GATES

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FLOOR PLAN - SUITE 100 | 1,604 SF



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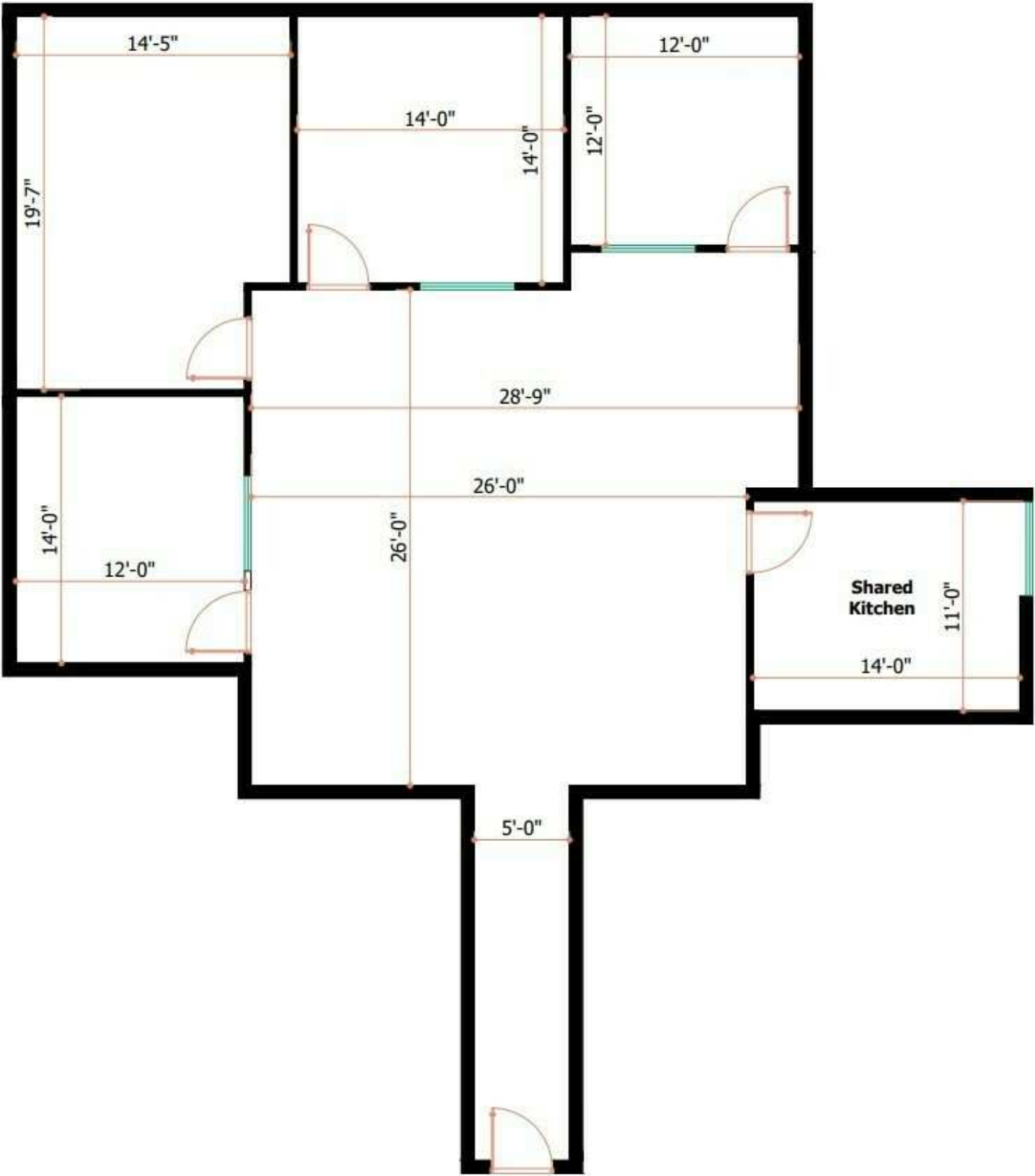
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FLOOR PLAN - SUITE 110 | 2,250 SF



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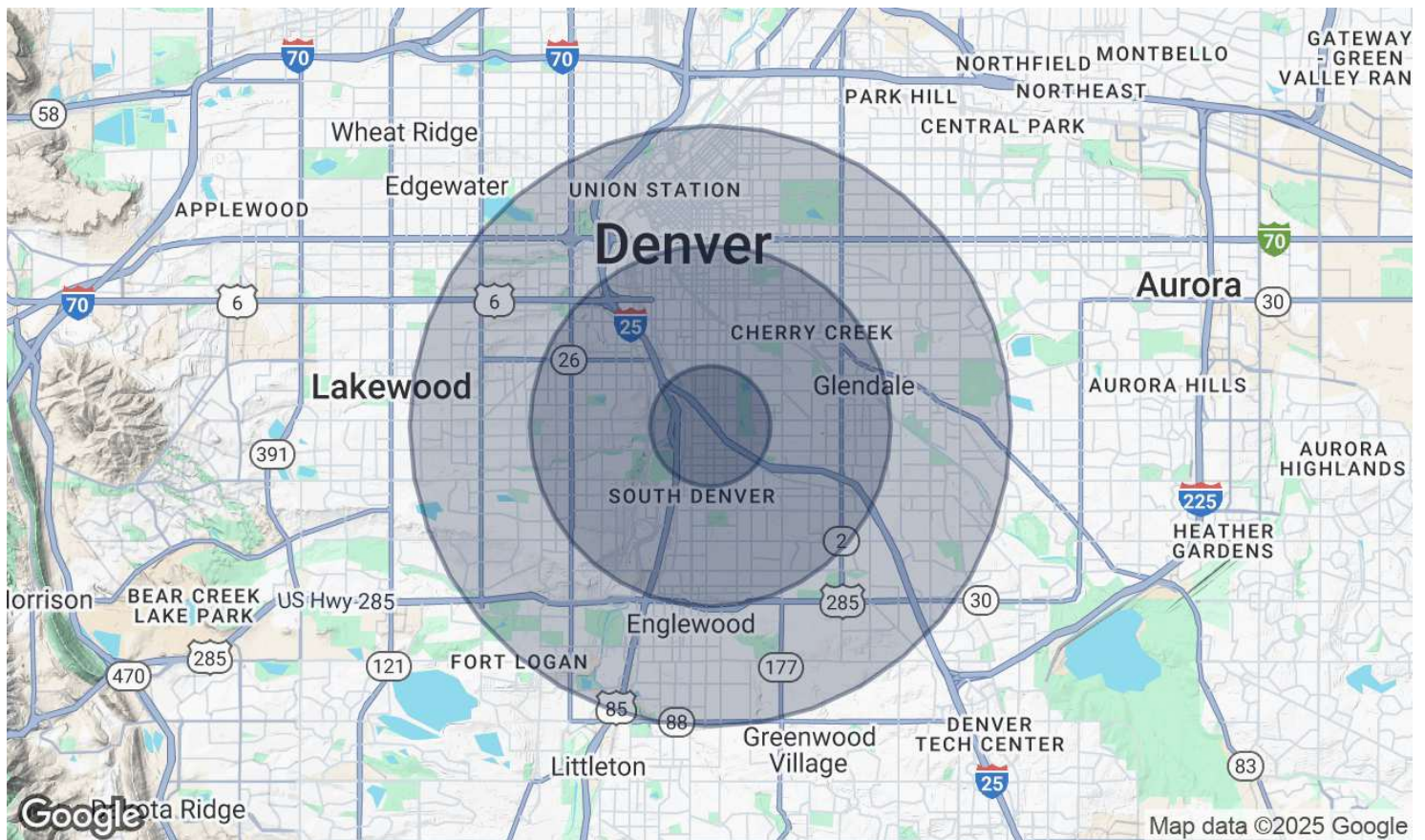
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,776	188,190	524,360
Average Age	37	39	39
Average Age (Male)	38	39	38
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,497	91,138	248,833
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$178,318	\$133,199	\$123,622
Average House Value	\$1,048,207	\$851,615	\$771,575

Demographics data derived from AlphaMap

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PHOTOS



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**MADISON
COMMERCIAL
PROPERTIES**