

For Lease



HISTORIC OFFICE BUILDING IN THE HEART OF DENVER'S GOLDEN TRIANGLE

1325 DELAWARE STREET
DENVER, CO 80204

BUILDING FEATURES:

- BUILT IN 1911; THOUGHTFULLY CONVERTED FOR PROFESSIONAL OFFICE USE
- SITUATED ON A 3,045 SF LOT WITH STRONG STREET PRESENCE
- RICH ARCHITECTURAL DETAILS INCLUDING ORIGINAL WOOD DOORS, TRIM, AND BASEBOARDS
- HARDWOOD FLOORING
- FUNCTIONAL KITCHENETTE
- BALCONY OFFERING ADDITIONAL WORKSPACE OR BREAK AREA
- MULTIPLE PRIVATE OFFICES, MEETING AREAS, AND FLEXIBLE LAYOUT OPTIONS
- SUITABLE FOR PROFESSIONAL SERVICES, CREATIVE FIRMS, BOUTIQUE AGENCIES, OR ORGANIZATIONS SEEKING A DISTINCTIVE ENVIRONMENT



Available 2,072 SF STAND-ALONE
OFFICE BUILDING

\$3,650 MONTHLY /
(\$21.15 PSF MODIFIED GROSS)
PLUS UTILITIES & TRASH

Discover a rare opportunity to lease a beautifully restored Victorian office building in one of Denver's most culturally significant and centrally located districts. The property is positioned within the Golden Triangle Creative District, offering convenient access to the Denver Art Museum, Civic Center, and numerous cultural, professional, and governmental destinations.

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A Distinctive Office Opportunity

1325 Delaware St offers the charm of a historic Victorian paired with the functionality required by today's office users. Its character-rich interior, boutique scale, and central location make it an exceptional leasing opportunity in one of Denver's most desirable urban districts.

LOCATION & NEIGHBORHOOD

The Golden Triangle is a cultural and civic hub featuring museums, galleries, restaurants, and public institutions. The area attracts a diverse mix of professionals, residents, and visitors, supported by strong demographics and ongoing redevelopment.

The location provides convenient connectivity to downtown Denver, Cherry Creek, and major transportation corridors, offering visibility and accessibility for clients and staff.



DEMOGRAPHICS & AREA STRENGTHS

- Strong daytime population driven by government, legal, creative, and professional sectors
- Significant residential growth with high-income households and modern multifamily developments
- Consistent activity generated by cultural attractions and civic destinations
- Established business community with a blend of professional offices, nonprofits, and creative enterprises



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Demographic Summary Report

1325 Delaware St, Denver, CO 80204

Building Type: **Class C Office**
 Class: **C**
 RBA: **2,100 SF**
 Typical Floor: **766 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	45,448		513,001		1,485,629	
2024 Estimate	44,250		506,889		1,469,737	
2020 Census	41,092		505,011		1,466,845	
Growth 2024 - 2029	2.71%		1.21%		1.08%	
Growth 2020 - 2024	7.69%		0.37%		0.20%	
2024 Population by Hispanic Origin	7,894		144,195		443,740	
2024 Population	44,250		506,889		1,469,737	
White	31,776	71.81%	327,726	64.65%	893,805	60.81%
Black	2,971	6.71%	27,956	5.52%	100,524	6.84%
Am. Indian & Alaskan	390	0.88%	6,503	1.28%	23,094	1.57%
Asian	1,687	3.81%	15,129	2.98%	53,146	3.62%
Hawaiian & Pacific Island	16	0.04%	173	0.03%	1,276	0.09%
Other	7,410	16.75%	129,402	25.53%	397,892	27.07%
U.S. Armed Forces	7		315		1,110	
Households						
2029 Projection	28,191		241,373		630,013	
2024 Estimate	27,407		238,272		623,362	
2020 Census	25,296		236,670		621,239	
Growth 2024 - 2029	2.86%		1.30%		1.07%	
Growth 2020 - 2024	8.35%		0.68%		0.34%	
Owner Occupied	5,647	20.60%	98,472	41.33%	307,225	49.29%
Renter Occupied	21,760	79.40%	139,800	58.67%	316,137	50.71%
2024 Households by HH Income	27,406		238,273		623,363	
Income: <\$25,000	6,022	21.97%	39,127	16.42%	92,864	14.90%
Income: \$25,000 - \$50,000	4,218	15.39%	35,475	14.89%	109,900	17.63%
Income: \$50,000 - \$75,000	4,215	15.38%	36,185	15.19%	103,179	16.55%
Income: \$75,000 - \$100,000	3,195	11.66%	27,435	11.51%	79,780	12.80%
Income: \$100,000 - \$125,000	2,170	7.92%	20,701	8.69%	62,627	10.05%
Income: \$125,000 - \$150,000	2,034	7.42%	20,403	8.56%	48,345	7.76%
Income: \$150,000 - \$200,000	2,551	9.31%	24,504	10.28%	57,614	9.24%
Income: \$200,000+	3,001	10.95%	34,443	14.46%	69,054	11.08%
2024 Avg Household Income	\$97,634		\$111,501		\$102,549	
2024 Med Household Income	\$70,591		\$82,608		\$76,798	