

6,980 SF WAREHOUSE/OFFICE/FLEX/RETAIL FOR LEASE

1616 N FEDERAL BOULEVARD

DENVER, COLORADO 80204



FOR MORE INFORMATION

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FOR LEASE
INDUSTRIAL / FLEX / OFFICE / RETAIL

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Property Overview

Available 6,980 SF

Office: 4,330 SF

Warehouse: 2,650 SF

Lot Size 0.88 Acre (±38,332 SF)

Tenancy Multi

Buildings 1

Stories 1 (Partial basement warehouse)

Free Standing Yes

Zoning C-MX-5

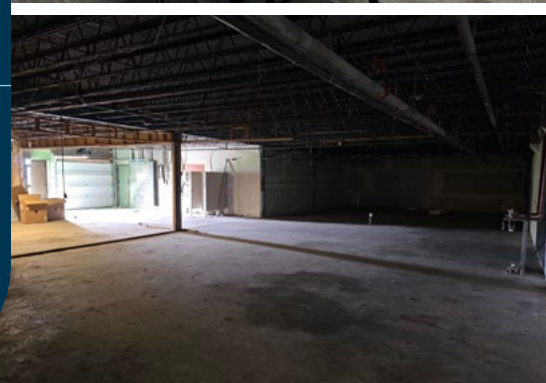
Built 1994

Power 3-Phase (TBV)

Parking Ample

Loading Doors 1 (8x10) Runs parallel to alley

Lease Rate: \$14.00/SF NNN



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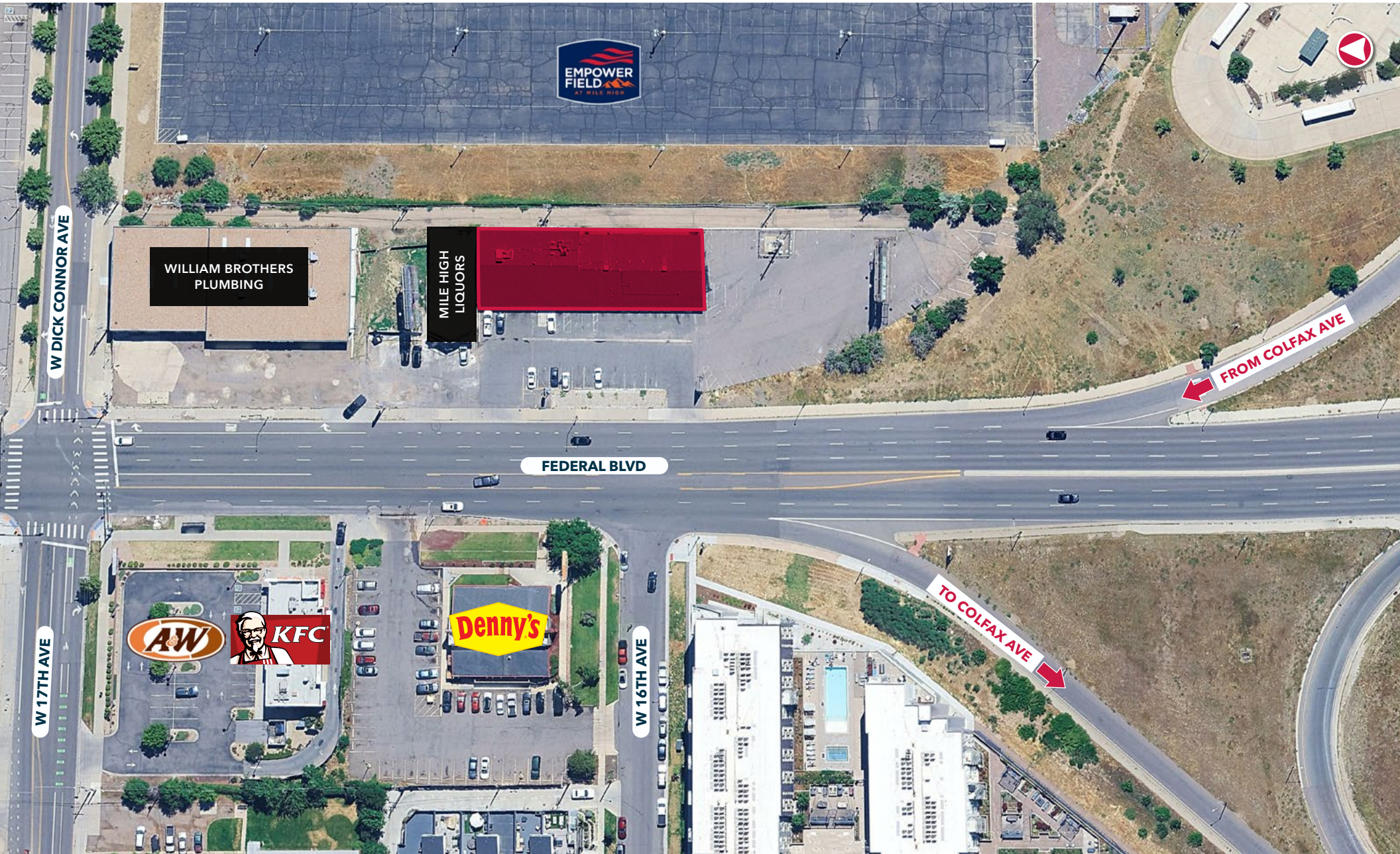
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Aerial Map



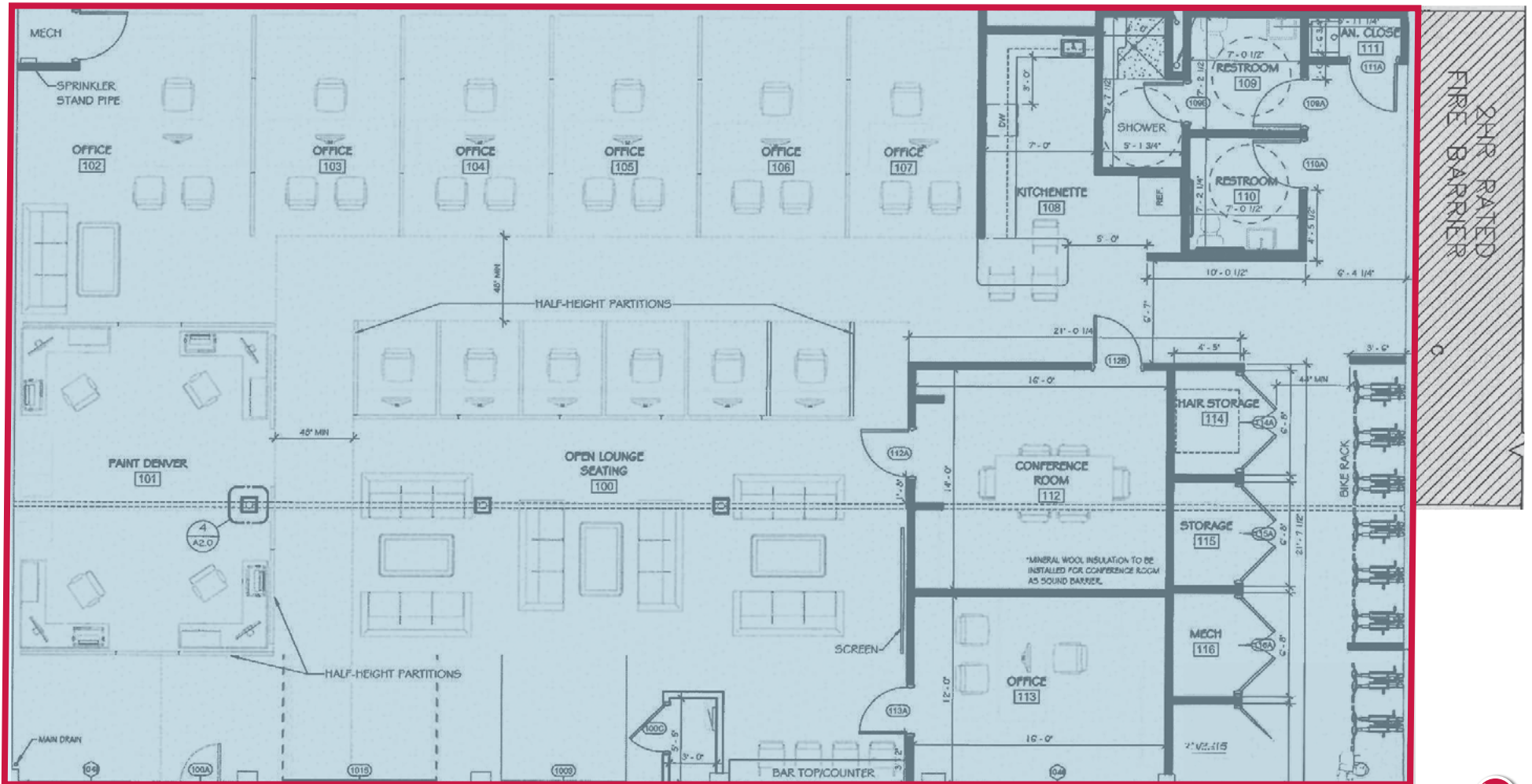
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Floor Plan

ONLY OFFICE LAYOUT – DOES NOT INCLUDE THE WAREHOUSE SPACE



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Location Overview

Located just off West Colfax Avenue and Federal Boulevard, 1616 Federal Blvd sits in a dynamic, centrally located part of Denver with convenient access to some of the city's most recognizable destinations. The property is near Empower Field at Mile High, home of the Denver Broncos, as well as Meow Wolf Denver's Convergence Station, a major arts and entertainment attraction located between the stadium and the Auraria Campus. The surrounding West Colfax corridor has deep Denver roots and continues to support a mix of residential neighborhoods, local businesses, dining, arts, entertainment, and community activity.

The location also offers excellent connectivity to Downtown Denver and the broader metro area, with Colfax Avenue and Federal Boulevard serving as two of the city's major transportation corridors. Nearby attractions and destinations include the stadium district, Meow Wolf, the Auraria higher-education campus, the Children's Museum of Denver, and additional cultural and recreational amenities along Denver's west side. For a business, investor, or property owner, the combination of high visibility, central Denver positioning, major nearby attractions, and access to established commercial corridors makes 1616 Federal Blvd a compelling location in an active and evolving part of the city.

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Demographics

	1 Mile	3 Miles	5 Miles
Population	22,429	250,287	497,117
Daytime Population	11,717	206,884	354,145
Households	10,771	125,460	232,763
Average HH Income	\$140,833	\$124,479	\$125,603
Median HH Income	\$110,131	\$95,372	\$95,848



497,117

Population

Within 5 Miles



3,092,037

Population

Metro Denver 2025



0.6%

Job Growth

Denver 2026

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