

Flex/Warehouse/Showroom Units for Lease

5830 DOWNING STREET, DENVER, COLORADO 80216



Overview

Hoff and Leigh is proud to offer a rare variety of flex / warehouse / showroom units for lease at 58th and Downing with easy access to I-25. We have 3,000 SF available. This unit is secured with a security gate, and each unit is complete with a bathroom, and a roll up door. Reach out to Hoff and Leigh today for a private tour.

3,000 SF x \$18.00 PSF = \$4,500 Per Month (Modified Gross)

Unit:	Size:	Lease Rate:
C-D	3,000 SF	\$18.00 SF/YR (Modified Gross)

Highlights

- Monument Signage on 58th
- Bathroom in Every Unit
- 12' High Drive-in Doors
- 14' Clear Height
- Easy Access to I-25 and 58th Ave

Property Details



Lease Rate
\$18.00 SF/YR (MG)



Space Available
3,000 SF



Zoning
I-1

Zoning Use Chart

Rev: April 7, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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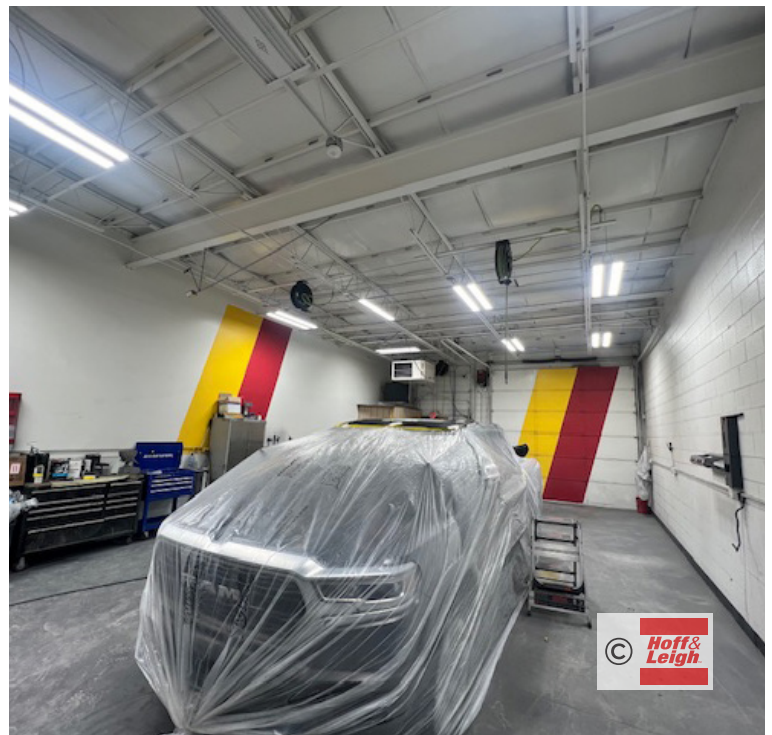
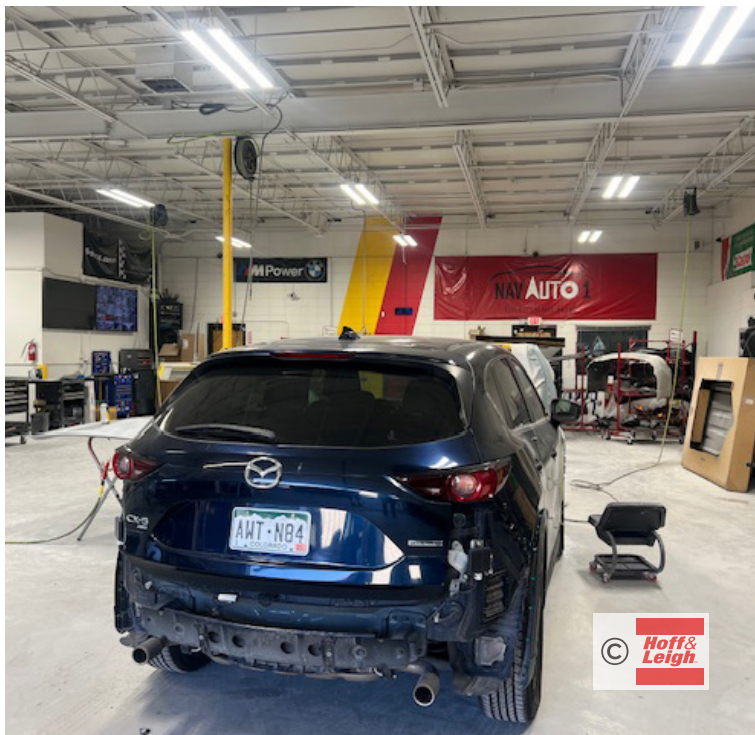


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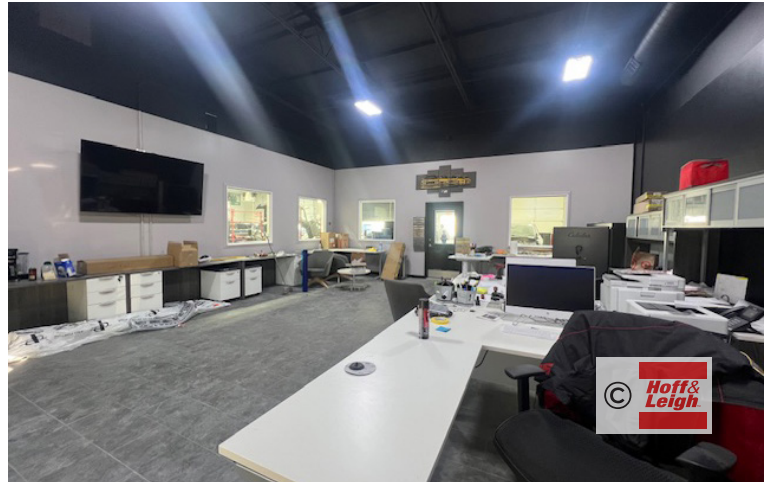


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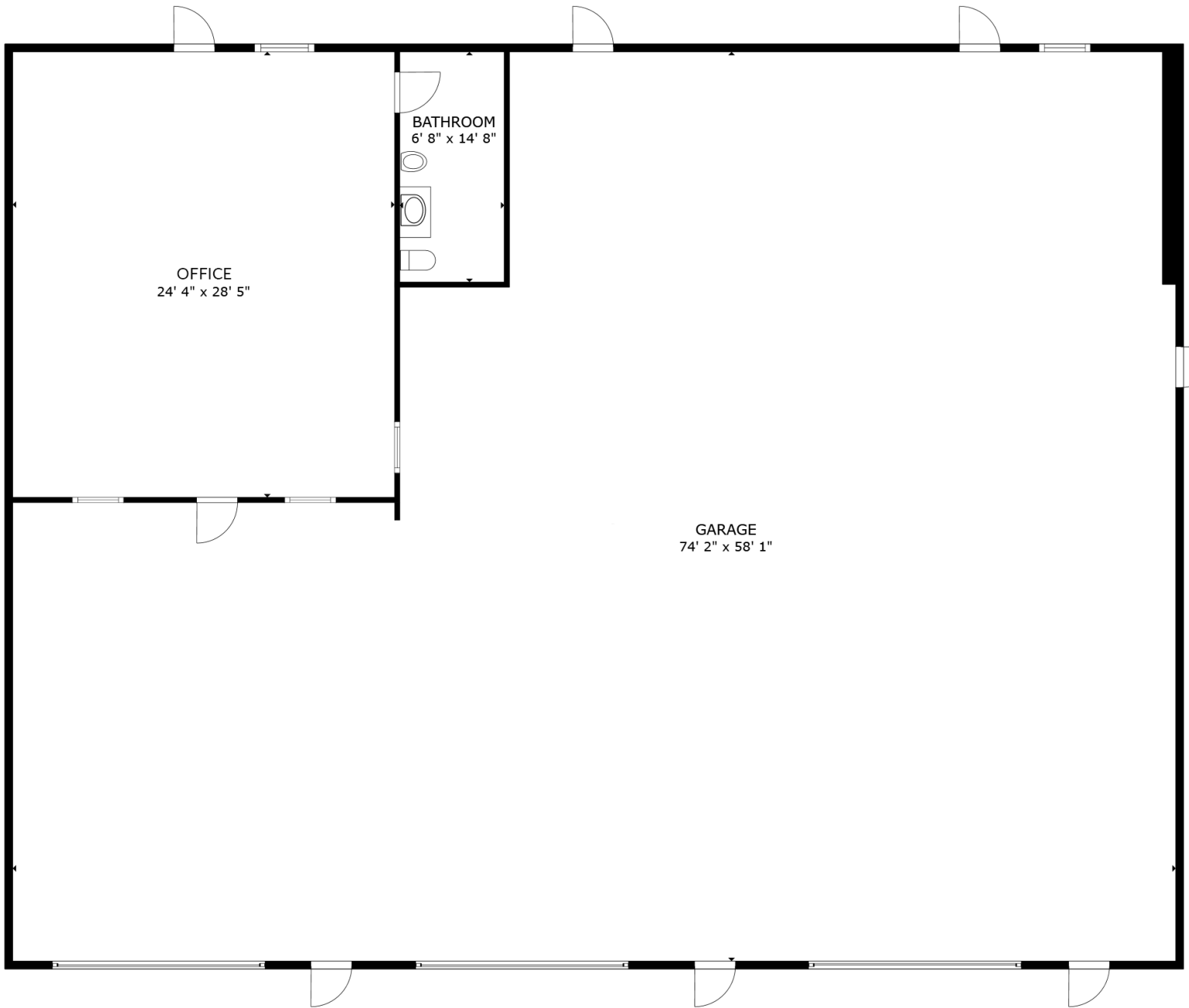


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FLOOR PLAN

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5830 Downing St, Denver, Colorado, 80216 2

DEMOGRAPHICS



82,822
Population



34.1
Median Age



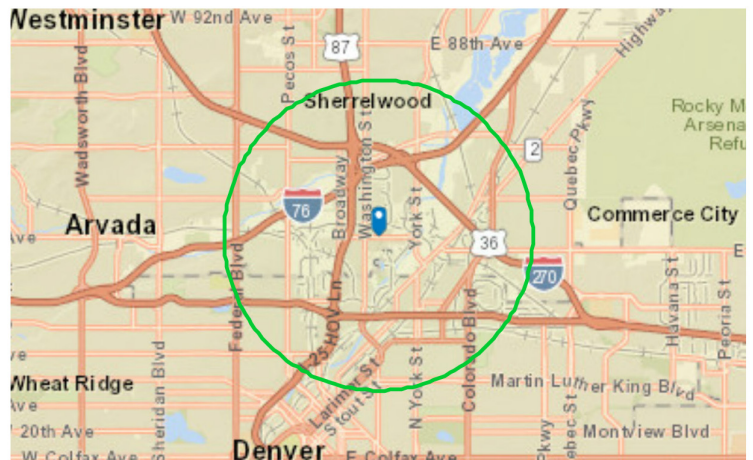
2.5
Average
Household Size



\$87,488
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Clarkson St	14,984	0.2
Marion Dr	9,391	0.2
Clarkson St	12,188	0.2
E 58th Ave	4,032	0.3
E 58th Ave	16,231	0.3



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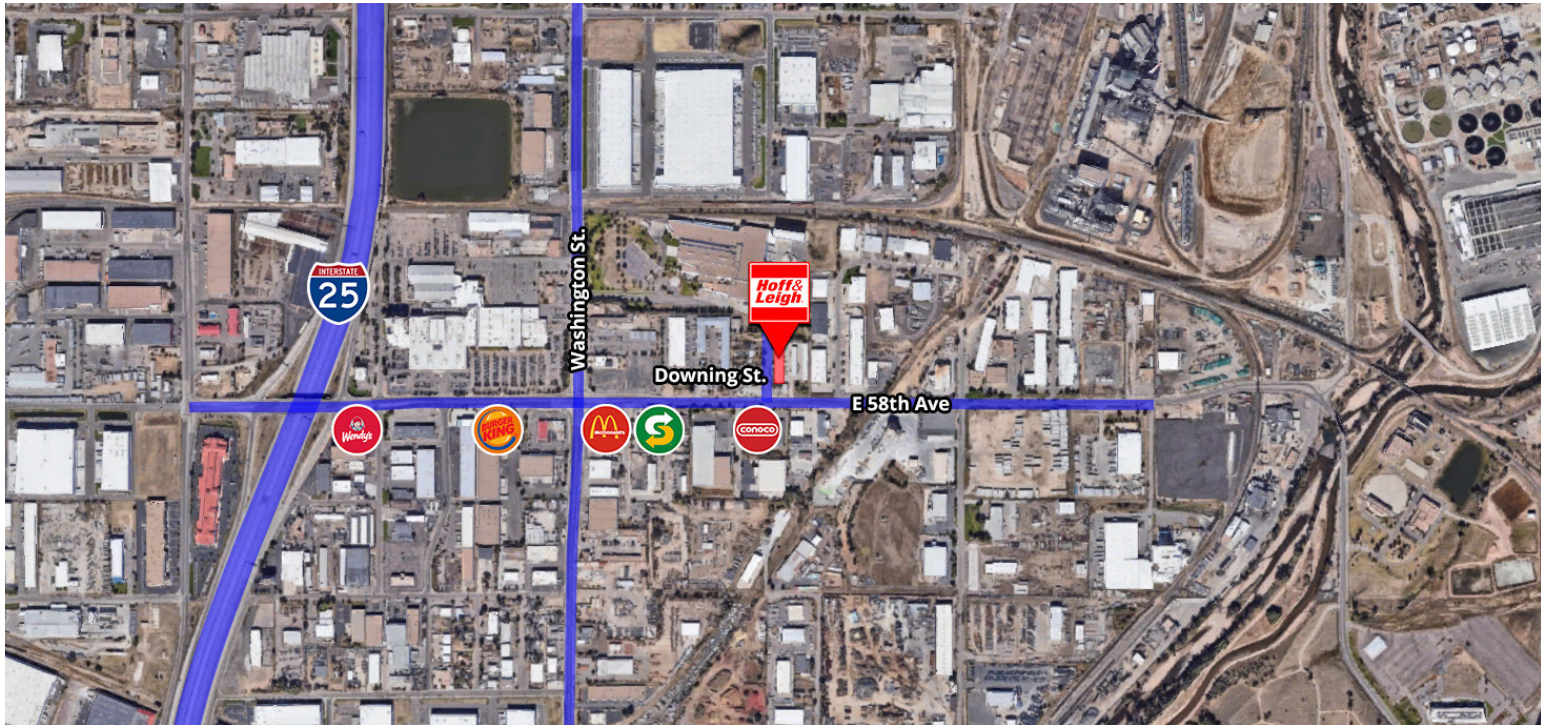


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