[Explore Virtual Tour](#)

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

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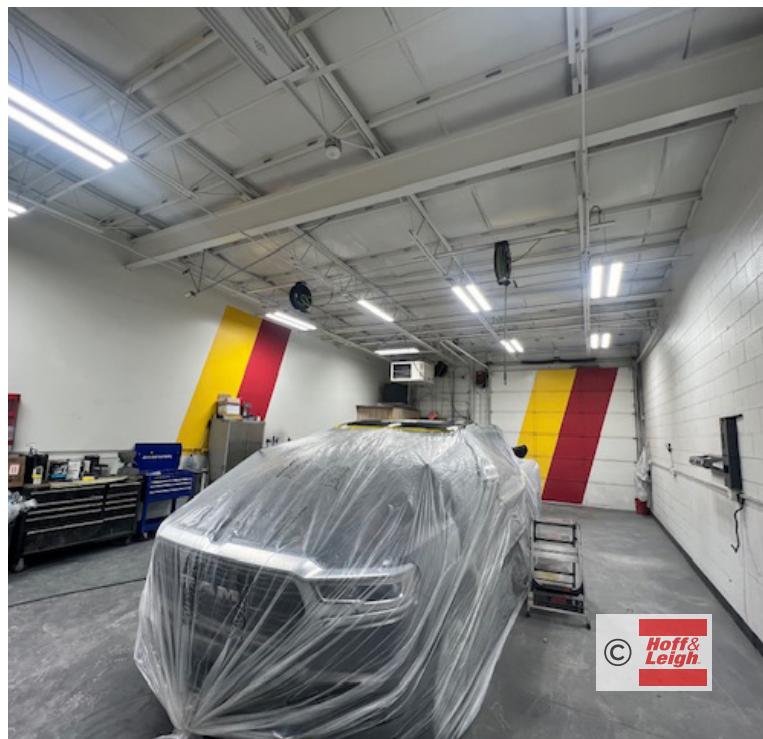
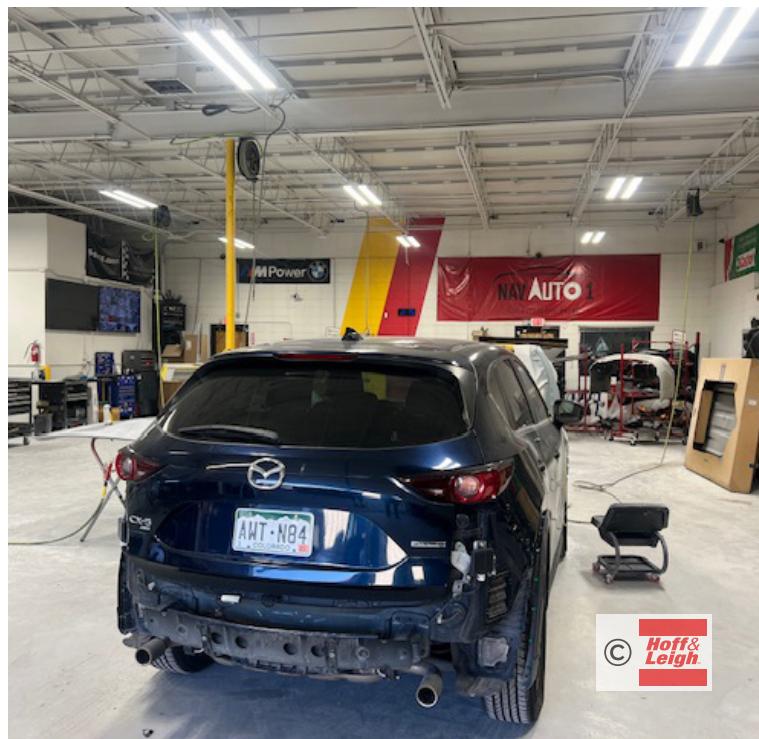
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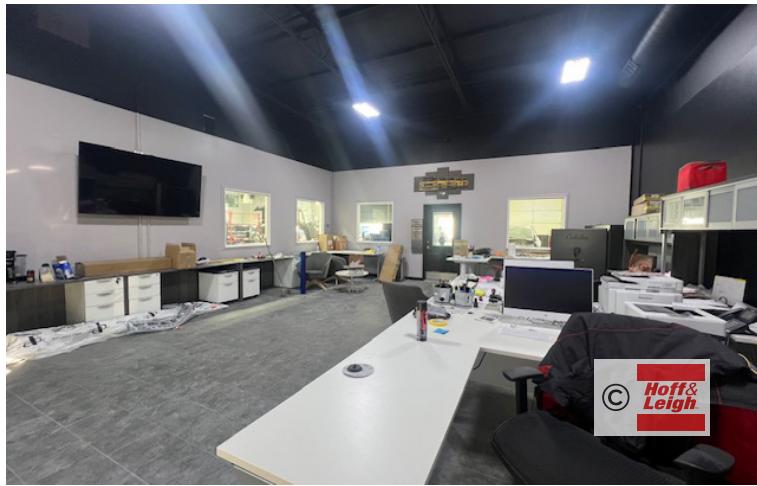
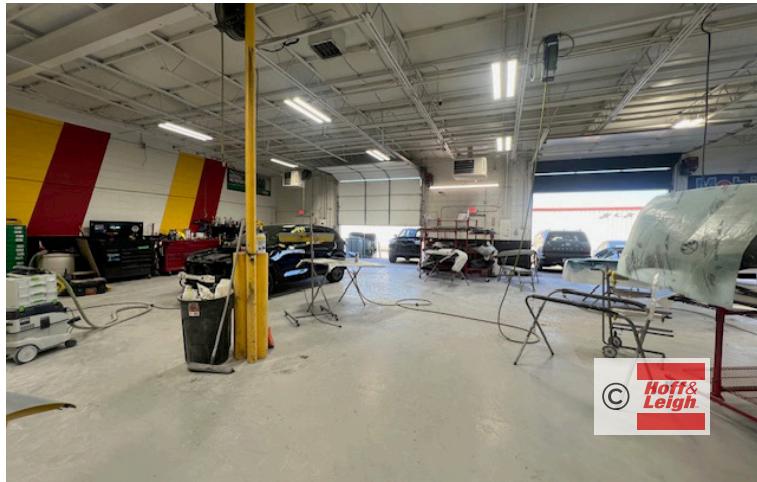
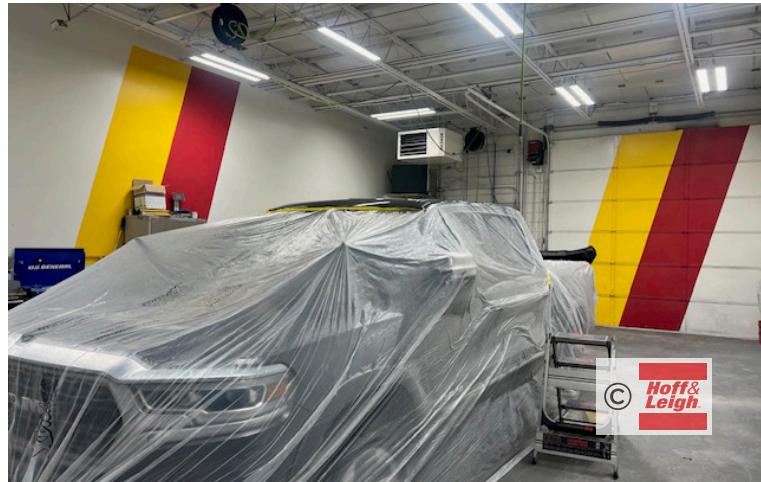
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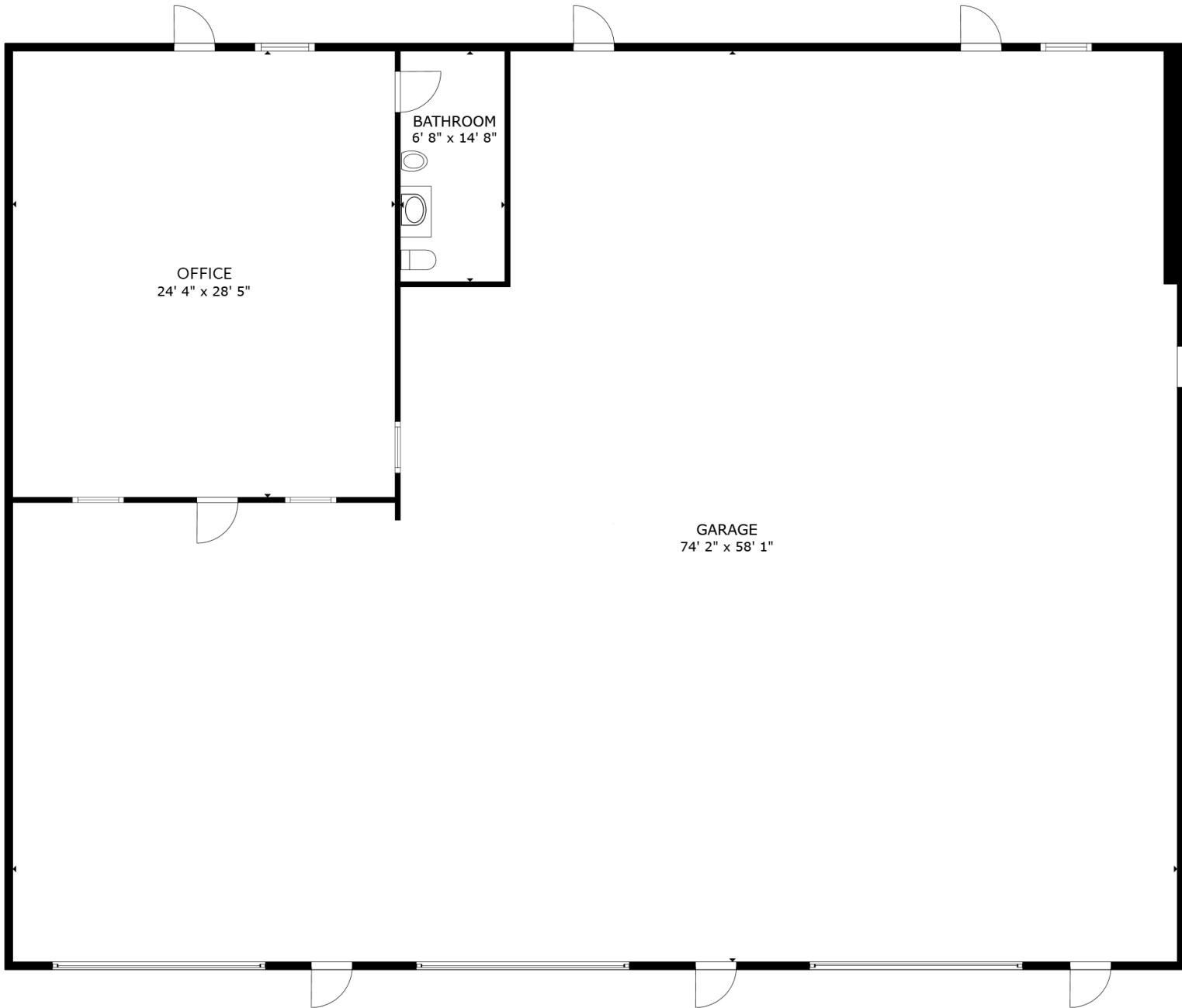
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FLOOR PLAN

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5830 Downing St, Denver, Colorado, 80216 2

DEMOGRAPHICS



82,822
Population



34.1
Median Age



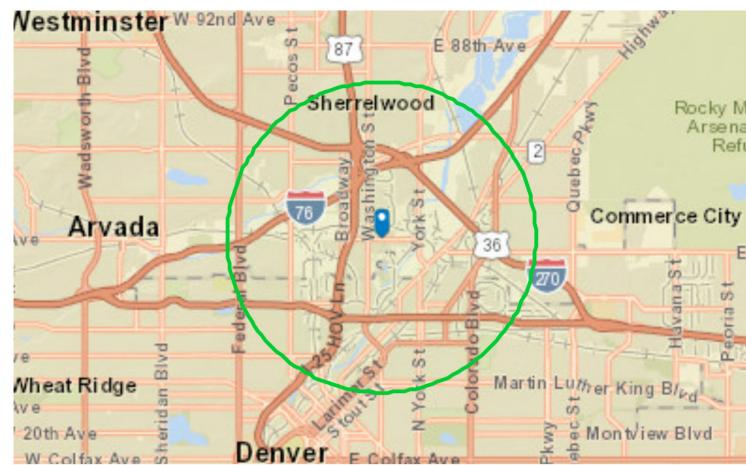
Average
Household Size



\$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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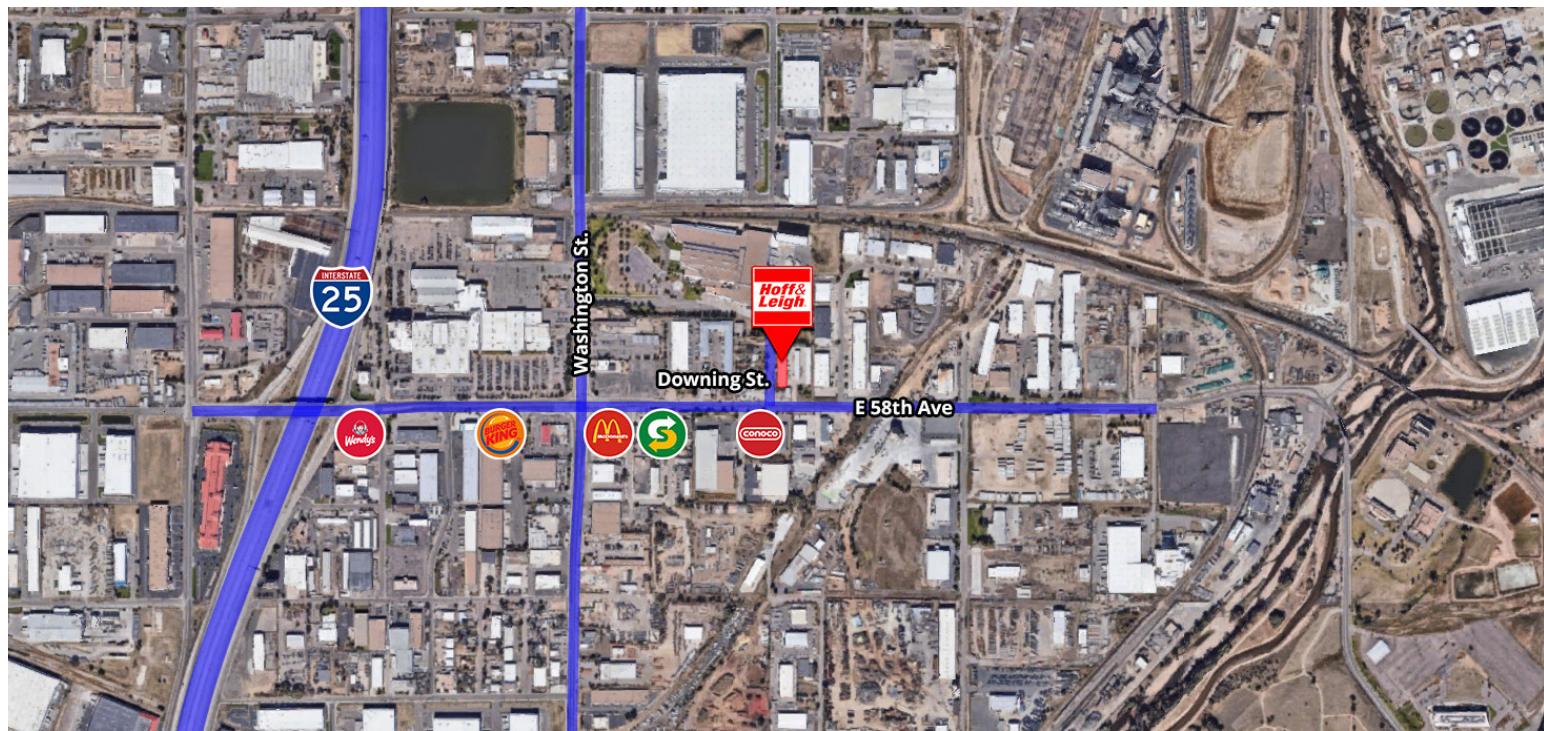
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