

# 2045

## S VALENTIA ST

DENVER, CO 80231

**STARTING AT \$2,000/MONTH (FS)**

FOR LEASE



**UNIT 8: 1,430 RSF | UNIT 11: 2,613 RSF**

SMALL INDUSTRIAL SPACES



**PHILLIP A. YEDDIS**

EXECUTIVE VICE PRESIDENT

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 **UNIQUE**  
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

# PROPERTY HIGHLIGHTS

Address	2045 S Valentia St, Denver, CO 80231
<b>UNIT #8:</b>	1,430 SF
#8 Lease Rate	\$2,000/ month
<b>UNIT #11:</b>	2,613 SF
#11 Lease Rate	\$3,375/ month
Lease Type	Full Service
Total Building Size	44,752 SF
Availability	Immediately
Lot Size	2.5 AC
Grade Level Doors	2
Dock High Doors	1
Year Built	1972
Zoning	I-1

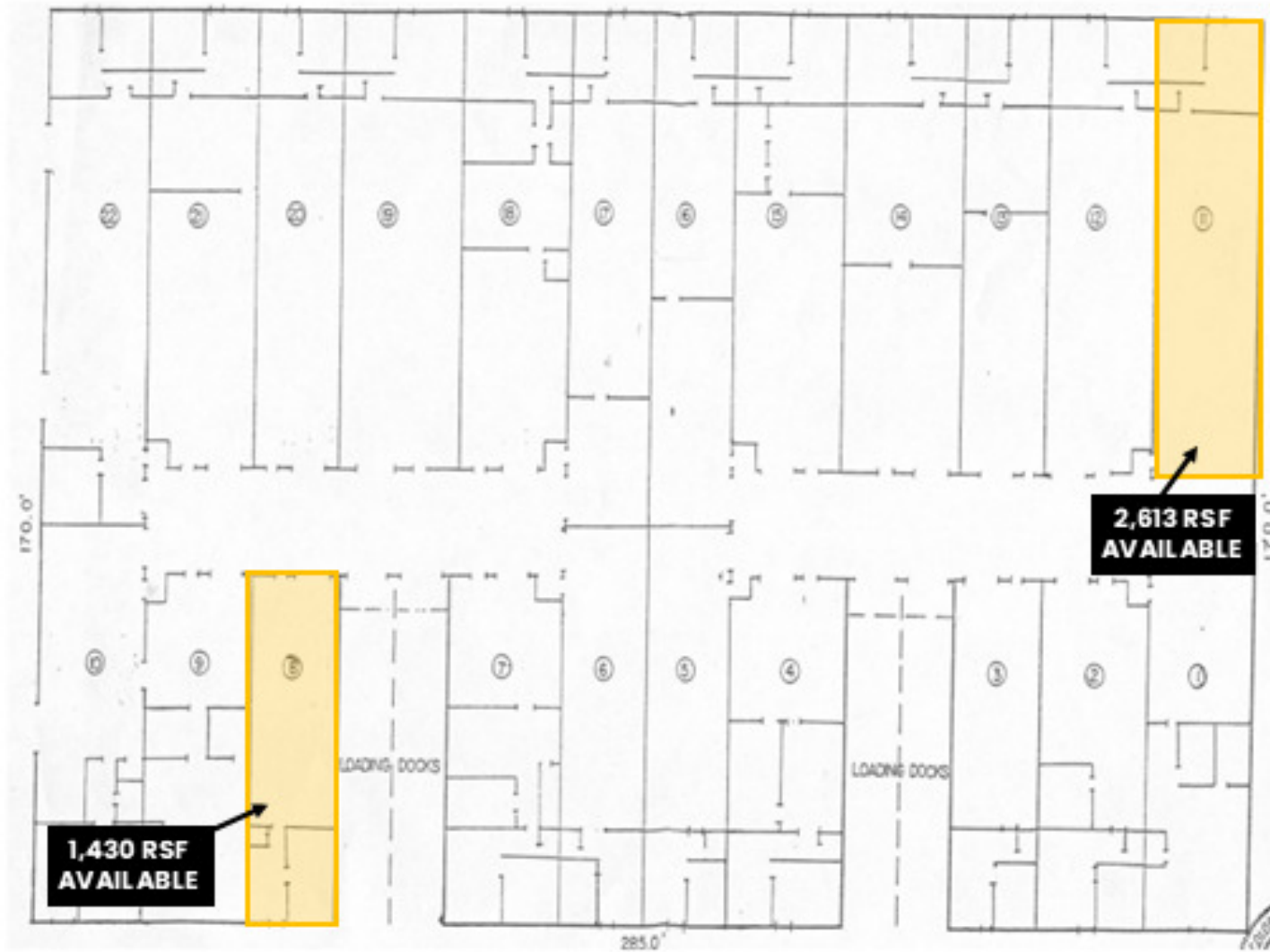


Well-located industrial spaces with common area dock and drive-in doors. Ample off-street parking and easy access to I-25 & I-225. No NNN expenses—tenant pays a flat \$100/month CAM fee. Affordable and hard-to-find small industrial spaces in move-in condition.

- Common area dock and drive-in doors.
- Ample off-street Parking
- Hard to find small industrial spaces
- Great affordable spaces with easy access to I-25 & I-225.
- Move-in condition
- No NNN expenses (Included in the rental rate).
- Tenant only pays \$100 per month for common area maintenance (CAM).



# FLOOR PLAN



# SITE AERIAL



# WHY DENVER?

## Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

# #1

Best State  
Economy  
U.S. News

# #2

Best Place  
to Live  
U.S. News

# #3

Fastest Growing  
State This Decade  
U.S. Census

## A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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