



FOR LEASE

Downtown Office

1325 E 16TH AVE

Denver, CO 80210



PRESENTED BY:

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PROPERTY SUMMARY



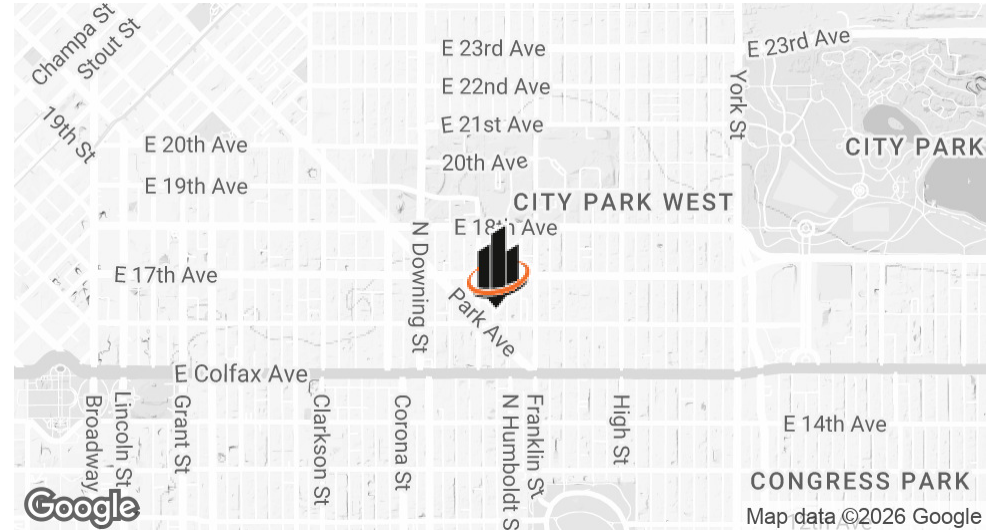
OFFERING SUMMARY

LEASE RATE: / NNN EXPENSES:	\$17.00/SF/Annual \$8.75 NNN
NUMBER OF UNITS:	1
AVAILABLE SF:	7,125 SF
LOT SIZE:	1 Acre
BUILDING SIZE:	7,125 SF
PARKING:	15-20 Spaces

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PROPERTY DESCRIPTION

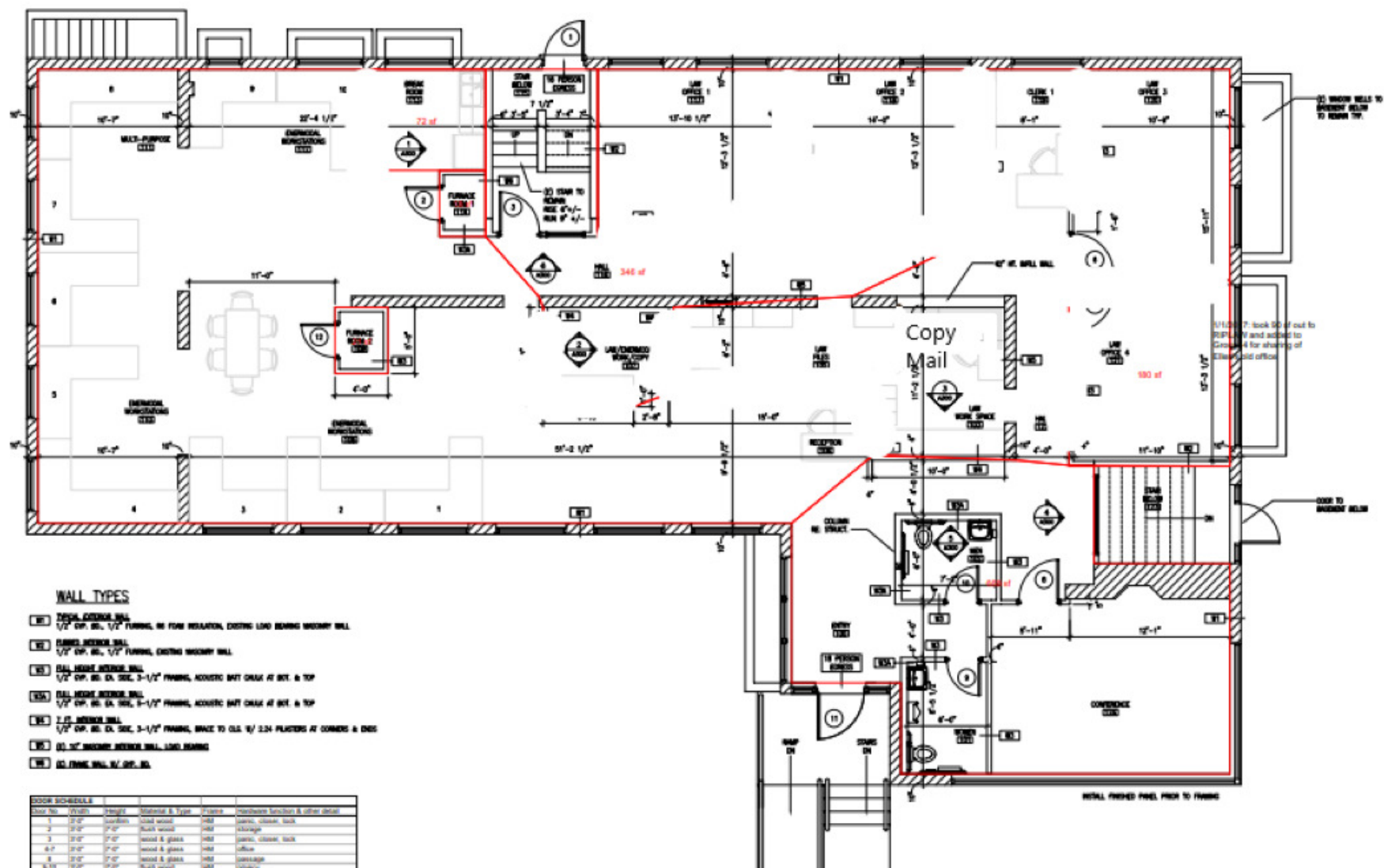
Discover a premier leasing opportunity in the heart of Denver with this exceptional property. Boasting a well-appointed and versatile space, the property offers a compelling leasing option for businesses seeking prime office accommodations. The property seamlessly integrates timeless character with contemporary functionality. Zoned for office use, it caters to a wide array of professional enterprises. Positioned in a strategic location within the Denver area, this property presents an ideal setting for businesses to establish a standout presence in the thriving commercial landscape of the city.

PROPERTY HIGHLIGHTS

- 7,125 SF of versatile and well-appointed office space
- Original 1949 construction updated to LEED PLATINUM BUILDING IN 2009.
- Thoughtfully renovated in 2015, 2019 offering modern amenities and functionality. 15% of electricity provided by A PV(SOLAR) system
- Zoned for office use, catering to diverse business needs especially engineering, architectural firms, health care etc.

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FLOOR PLAN



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CONFERENCE ROOM



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1ST FLOOR



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BREAKROOM



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GARDEN LEVEL



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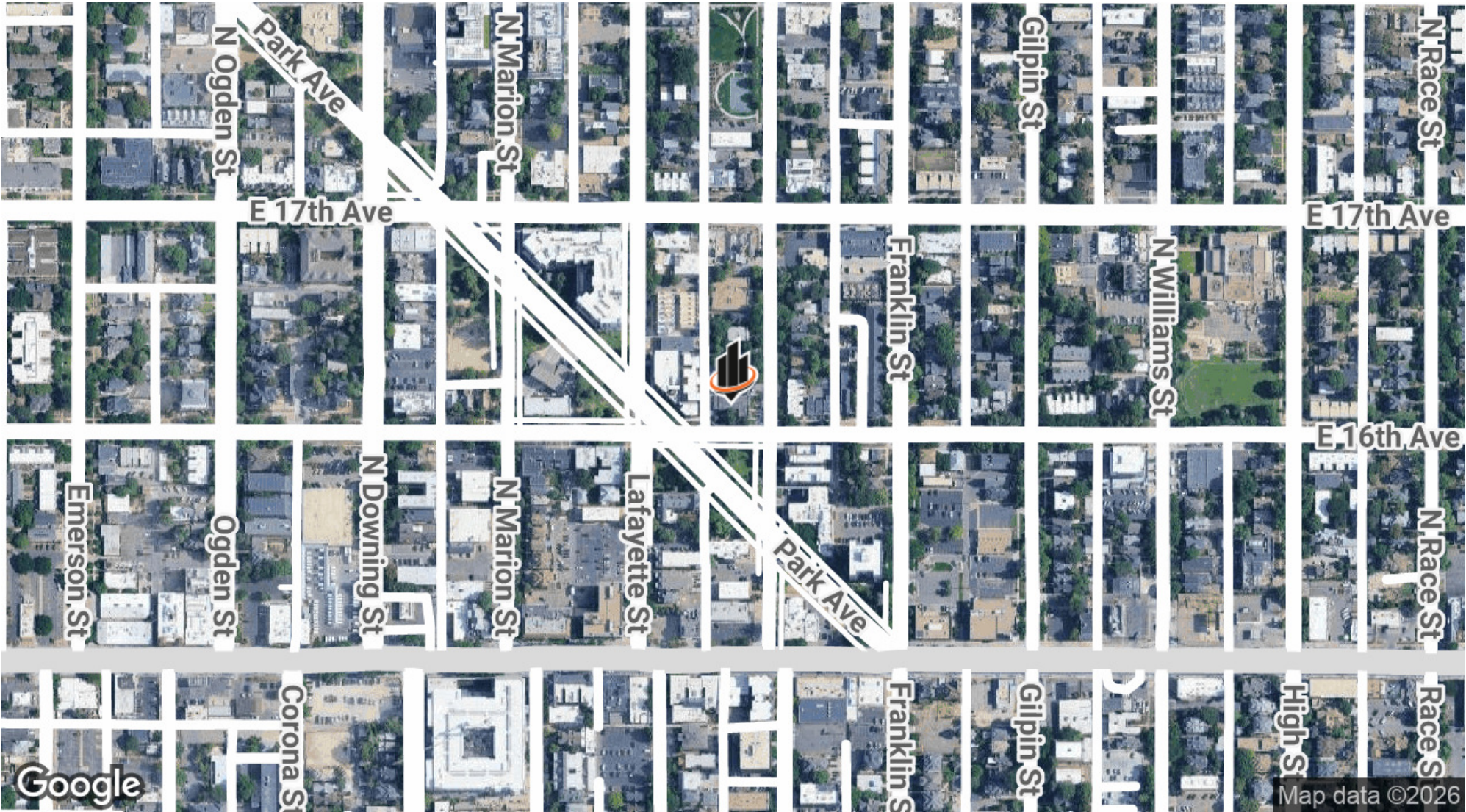
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LOCATION MAP



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RETAILER MAP



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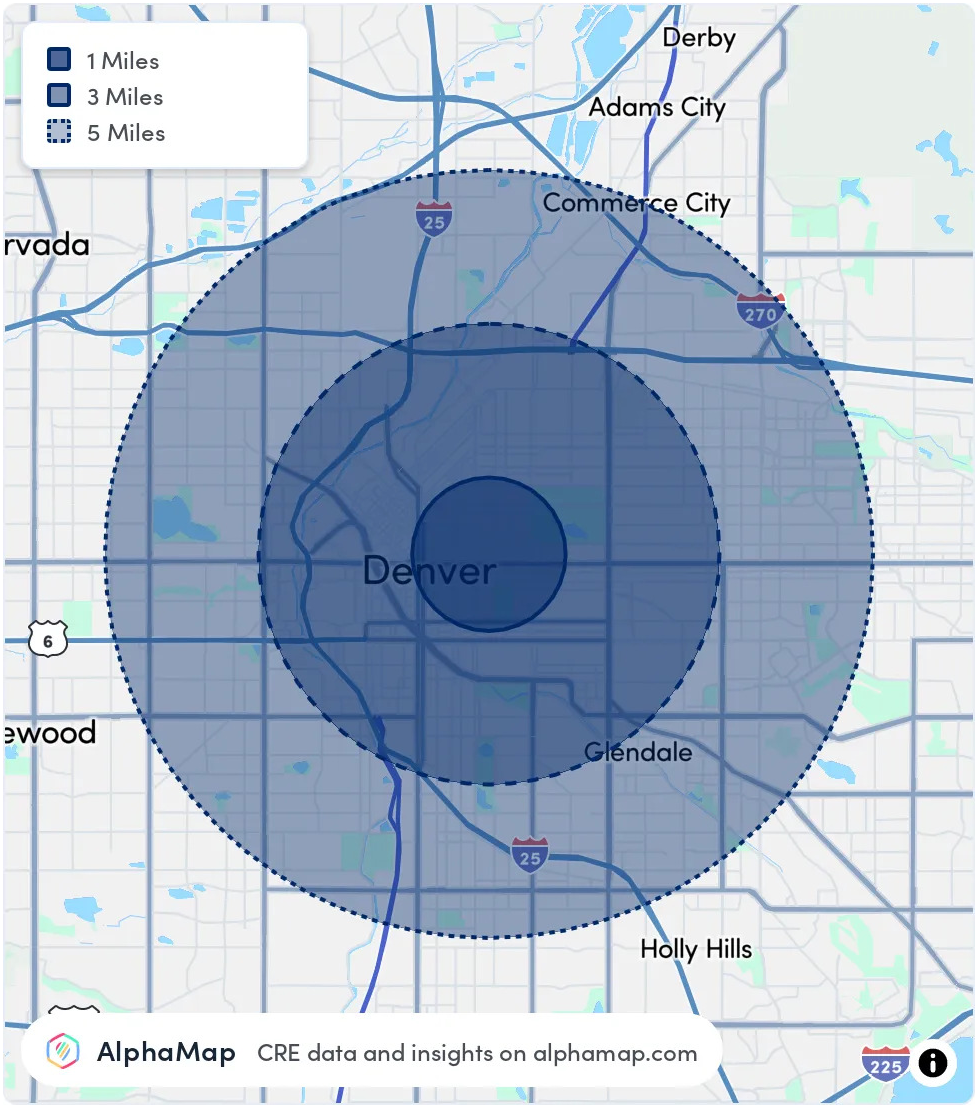
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	48,598	237,995	518,622
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	38	38	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	30,224	127,313	243,062
PERSONS PER HH	1.6	1.9	2.1
AVERAGE HH INCOME	\$112,333	\$137,628	\$129,338
AVERAGE HOUSE VALUE	\$814,828	\$881,344	\$794,031
PER CAPITA INCOME	\$70,208	\$72,435	\$61,589

Map and demographics data derived from AlphaMap



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