

COWORKING SPACE
414 14th Street

SUITE 100

Denver, CO 80202

PRESENTED BY:

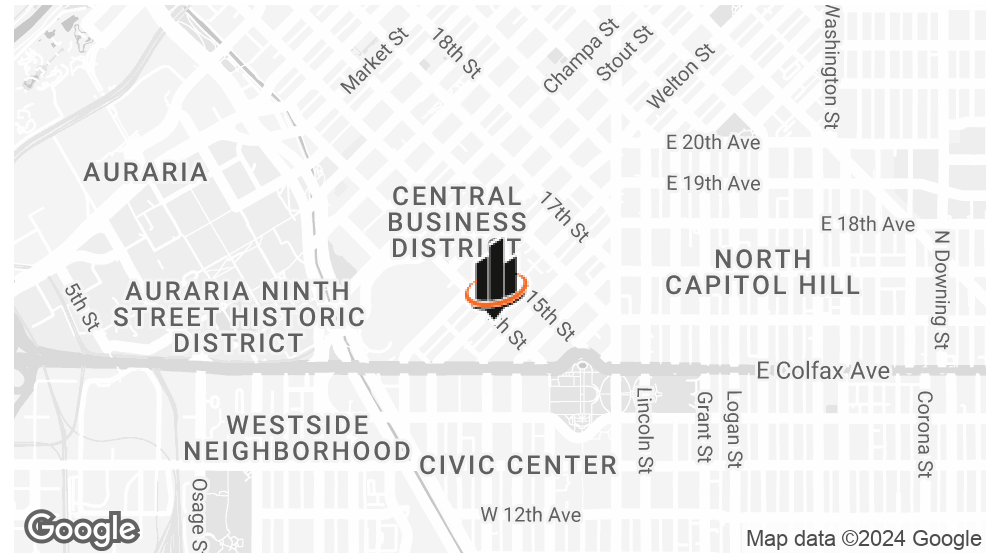
BRIAN MCCRIE, MCR

O: 720.893.2834

brian.mccririe@svn.com

CO #EA100031562

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	42,146 SF
AVAILABLE SF:	200 - 5,185 SF
YEAR BUILT:	1923
RENOVATED:	2014
MARKET:	Denver
SUBMARKET:	CBD

BRIAN MCCRIE, MCR

O: 720.893.2834

brian.mccrie@svn.com

CO #EA100031562

PROPERTY OVERVIEW

UPSCALE COWORKING with FLEXIBLE TERMS: Fully furnished offices or cubicle spaces with sit-to-stand desks with services/amenities included. Some off-street parking available for a fee.

Located in the heart of downtown Denver, the area surrounding the property offers a vibrant mix of dining, entertainment, and cultural attractions. Just steps away from the City and County of Denver Administrative office and the Capital. In addition, the area boasts convenient access to public transportation, making it easy for employees and clients to navigate the city. Whether it's exploring the nearby attractions or enjoying the energetic atmosphere, this prime location offers an unparalleled experience for office tenants.

PROPERTY HIGHLIGHTS

- 200 - 5,185 SF available
- 3 conference rooms with audiovisual equipment and Wi-Fi
- Kitchen and break room area
- Multiple private offices and open office area, all featuring sit/stand desks

ADDITIONAL PHOTOS



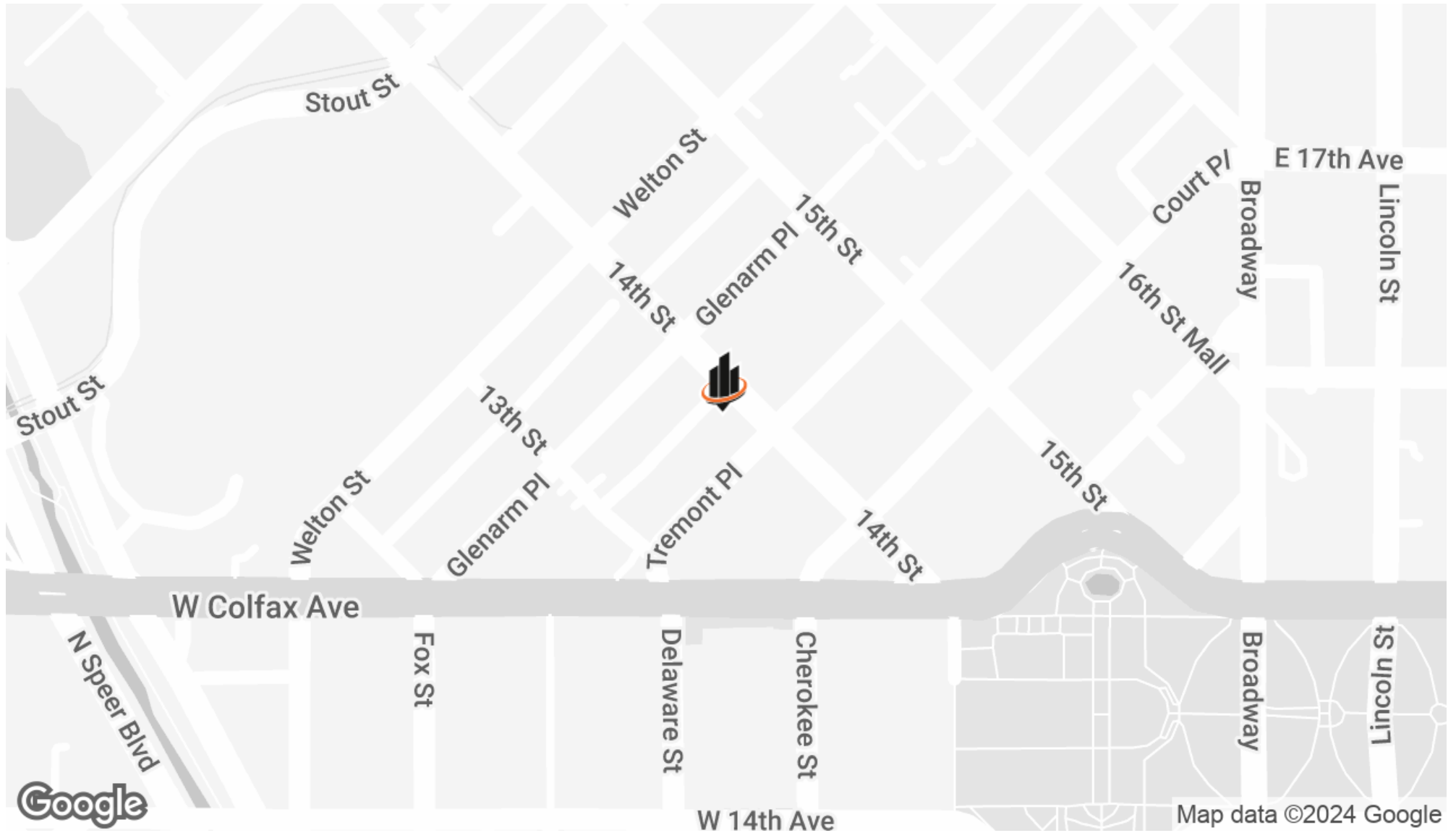
BRIAN MCCRIE, MCR

O: 720.893.2834

brian.mccrie@svn.com

CO #EA100031562

LOCATION MAP



BRIAN MCCRIE, MCR
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562

414 14TH STREET | 414 14th Street Denver, CO 80202

RETAILER MAP



BRIAN MCCRIE, MCR

O: 720.893.2834

brian.mccrie@svn.com

CO #EA100031562

414 14TH STREET | 414 14th Street Denver, CO 80202

SVN | DENVER COMMERCIAL 5

DEMOGRAPHICS MAP & REPORT

POPULATION

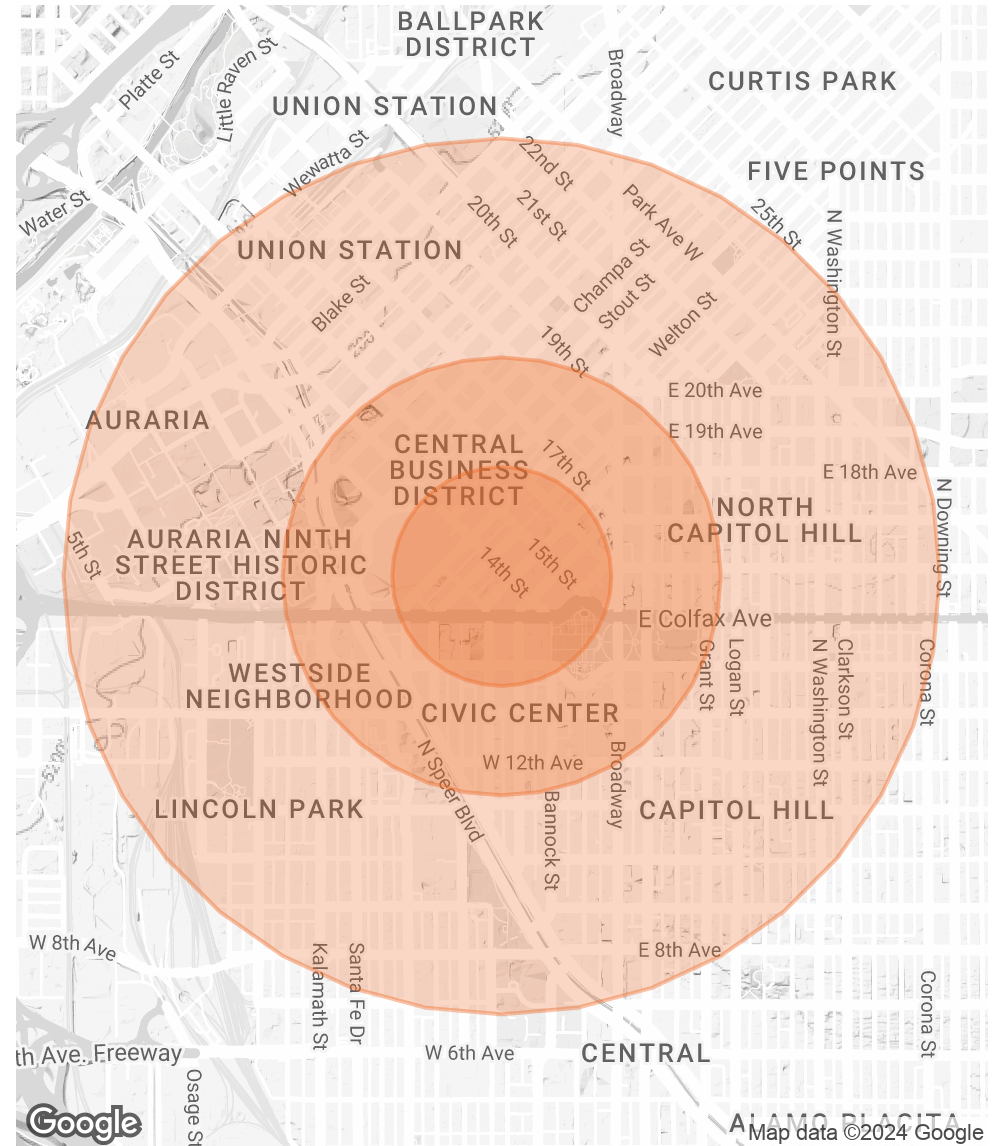
0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,012	7,222	38,000
AVERAGE AGE	49.2	37.4	33.0
AVERAGE AGE (MALE)	47.6	37.6	33.0
AVERAGE AGE (FEMALE)	45.0	36.9	33.0

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	782	5,028	25,000
# OF PERSONS PER HH	1.3	1.4	1.4
AVERAGE HH INCOME	\$232,549	\$106,118	\$90,000
AVERAGE HOUSE VALUE	\$462,818	\$407,855	\$387,000

* Demographic data derived from 2020 ACS - US Census



BRIAN MCCRIE, MCR

O: 720.893.2834

brian.mccrie@svn.com

CO #EA100031562