

Office / Retail Space for Lease

4100 W 38TH AVENUE, DENVER, CO 80212



Click Suite Number for Virtual Tour



Overview

Hoff and Leigh is excited to bring you this office/retail space located on the busy West 38th Corridor near 38th & Tennyson. This property can accommodate a variety of uses and has unmatched exposure and rare off-street parking.

Rent abatement available to tenants that qualify.

FREE RENT AVAILABLE!

Unit:	Size:	Price:
D	750 SF	750 SF x \$22.40 SF/YR = \$1,400 / Month (+ Utilities)
E	750 SF	750 SF x \$18 SF/YR = \$1,125 / Month (+ Utilities)

Hoff & Leigh Listing Website: <https://www.hoffleigh.com/listing/4100-w-38th-avenue/>

For more info or to schedule a tour, please text/call: Michael Crawford at 720.683.0399

Highlights

- Off Street Parking
- Variety of Uses
- Great Tenant Mix
- Rent Abatement Available

Property Details

	Lease Rate \$18.00 - \$22.40 SF/YR (+ Utilities)		Space Available 750 SF
	Building Size 7,368 SF		Lot Size 0.22 Acres
	Zoning B-2 Denver		

Rev: October 15, 2024



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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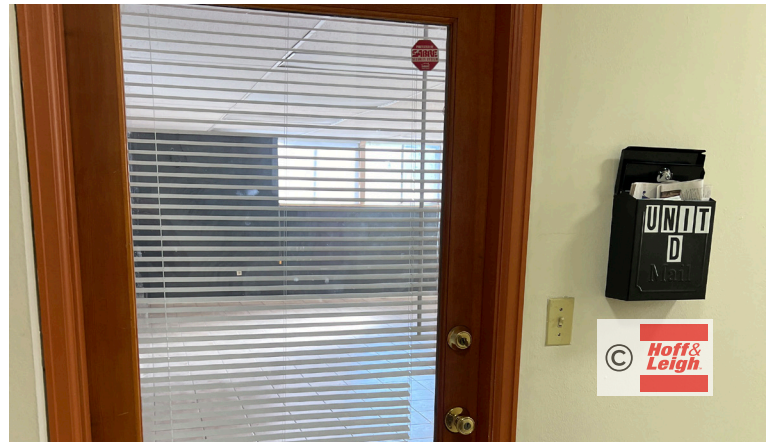
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Unit D

Unit D is a lower level unit accessible via stairs or elevator with a big open area, kitchenette area with space for fridge, storage room, shared bathroom in common area.



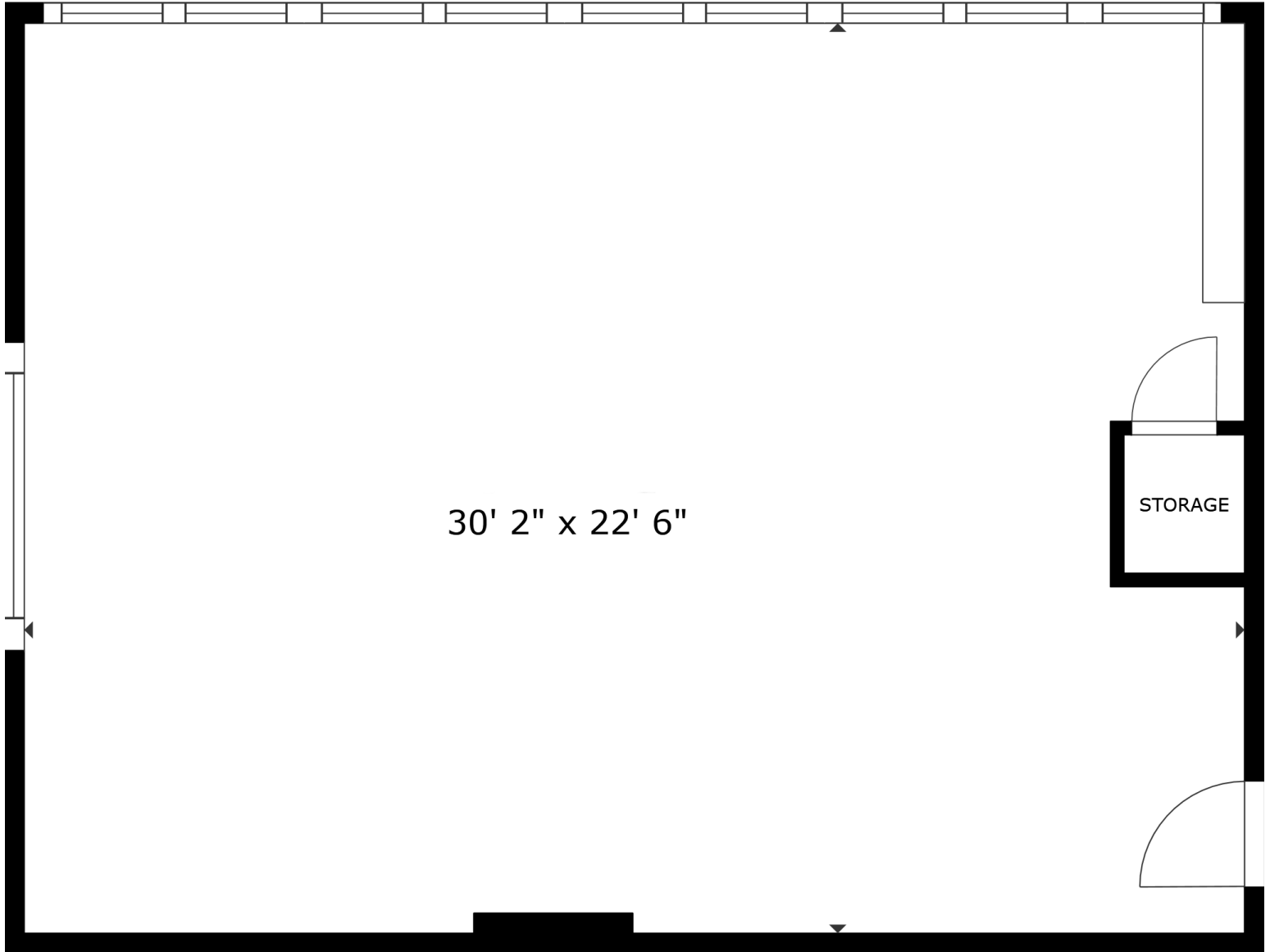
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Unit D



30' 2" x 22' 6"

STORAGE

FLOOR PLAN

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Unit E

Unit E is currently available and is newly remodeled with new paint and flooring. There is an open area with reception desk, 4 private offices, private bathroom and storage area.



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OFFICE 1



OFFICE 2



OFFICE 3



OFFICE 4

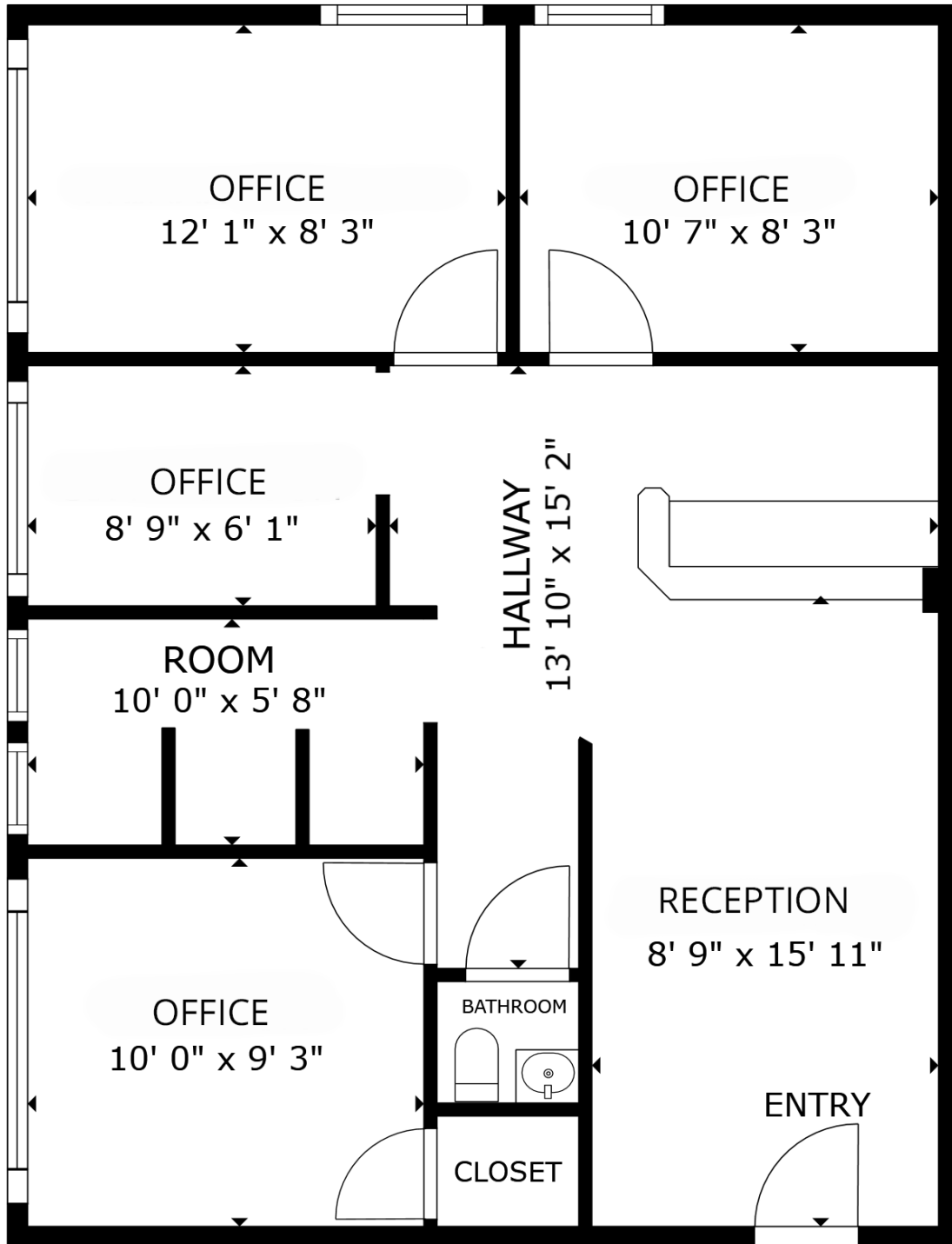


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Unit E



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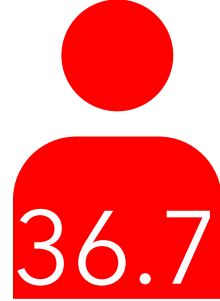
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DEMOGRAPHICS



171,745
Population



36.7
Median Age



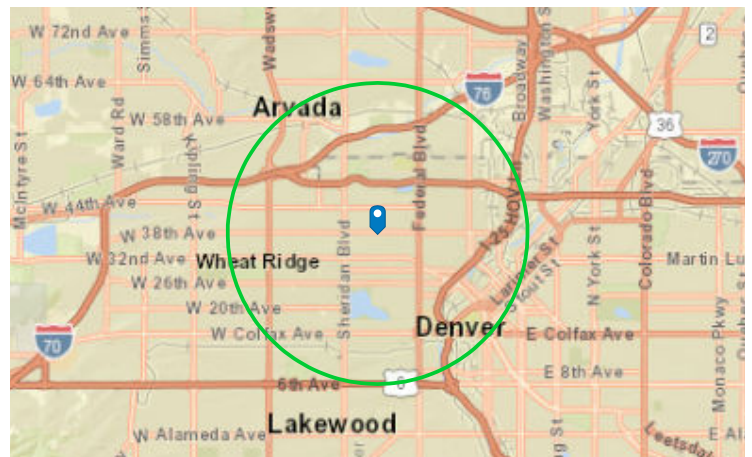
2.0
Average
Household Size



\$79,271
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Quitman St	21,866	0.0
W 38th Ave	1,213	0.1
Perry St	22,000	0.1
W 39th Ave	1,583	0.1
Stuart St	23,192	0.1



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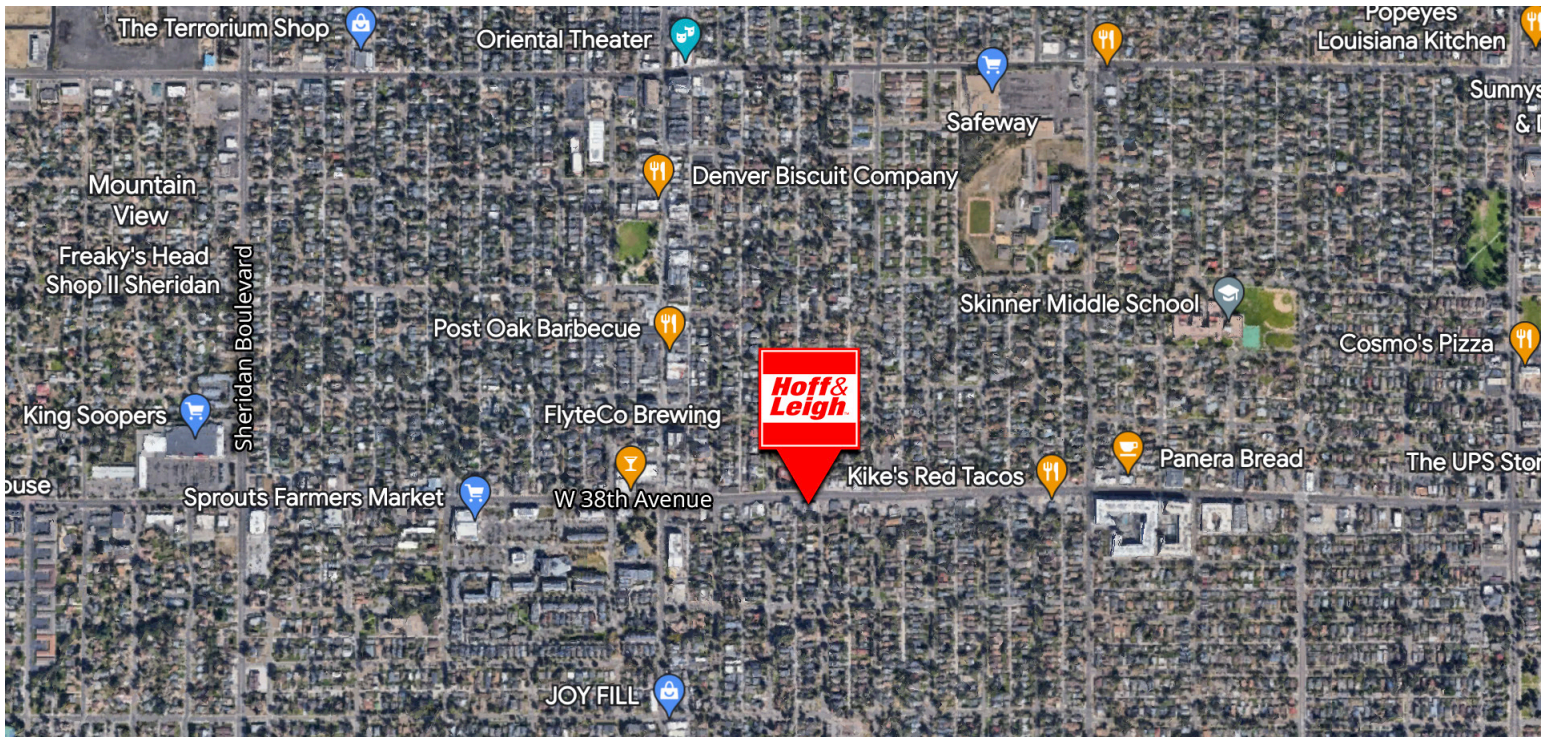
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