

# OFFICE SPACE FOR LEASE

1221 S CLARKSON | 398 - 1,977 SF | MULTIPLE SUITES AVAILABLE  
1221 S Clarkson, Denver CO 80210

**navpoint**  
REAL ESTATE GROUP



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# EXECUTIVE SUMMARY

**BUILDING SIZE**  
**31,763 SF**

**NUMBER OF FLOORS**  
**4 FLOORS**

**SUITES AVAILABLE**  
**6**

**SF RANGE**  
**398-1,977 SF**

**ZONING**  
**B-1**

## Highlights

- Built in 1974
- 4 Story Building in Prime Location
- 4 Blocks West of Wash Park, 1 Block West of Exit 206 on I-25 Heading North
- 12 Mins to Downtown
- Parking Ratio: 1.90 / 1,000 SF



# SPACES AVAILABLE

## Suite 219, (398 SF)

- One Office

## Suite 302, (860 SF)

- Two Large offices
- One Small office.
- Break room/storage room.

## Suite 308, (786 SF)

- Reception
- 2 Large Offices
- Small Work/Printer Area

## Suite 312, (719 SF)

- Reception
- Bullpen/Large Office on Glass
- Interior Office
- Storage Closet

## Suite 314, (887 SF)

- Reception/Waiting room.
- Two Large Private Offices.

## Suite 316, (1,258 SF)

- Reception
- Bullpen/Large Office on Glass
- Four (4) Small Interior Offices
- Storage Closet



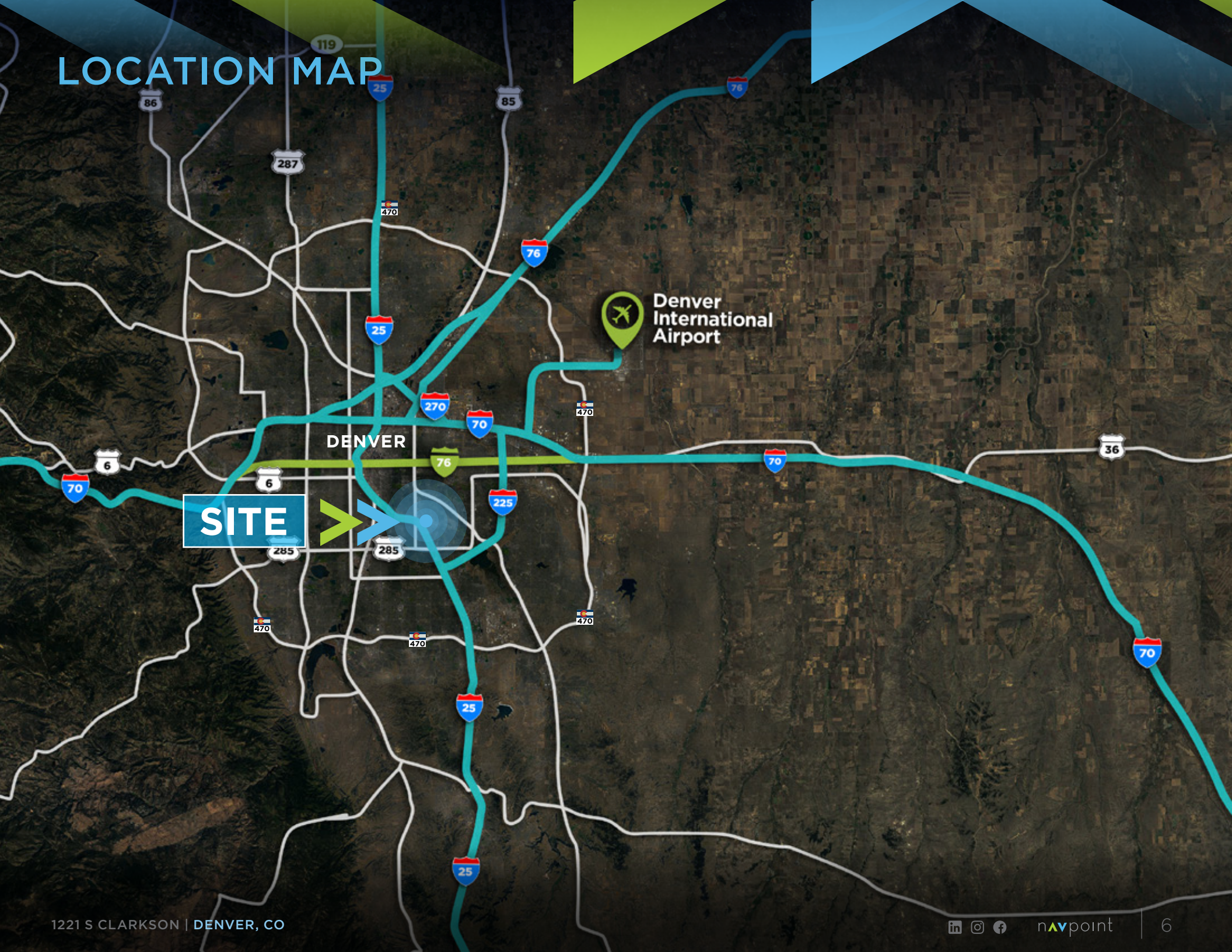
# AVAILABLE SUITES



# NEIGHBORHOOD MAP



# LOCATION MAP



**SITE**

Denver International Airport

# MARKET OVERVIEW

## Denver

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

MAJOR  
TRANSPORTATION  
CENTER



EMPHASIS ON  
SKILLED JOBS



THRIVING  
ALTERNATIVE  
ENERGY SECTOR



# MARKET OVERVIEW

## METROPLEX GROWTH - ECONOMY

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



**5%**  
MANUFACTURING



**19%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**13%**  
GOVERNMENT



**10%**  
LEISURE & HOSPITALITY



**8%**  
FINANCIAL ACTIVITIES



**18%**  
TRADE, TRANSPORTATION,  
& UTILITIES



**7%**  
CONSTRUCTION



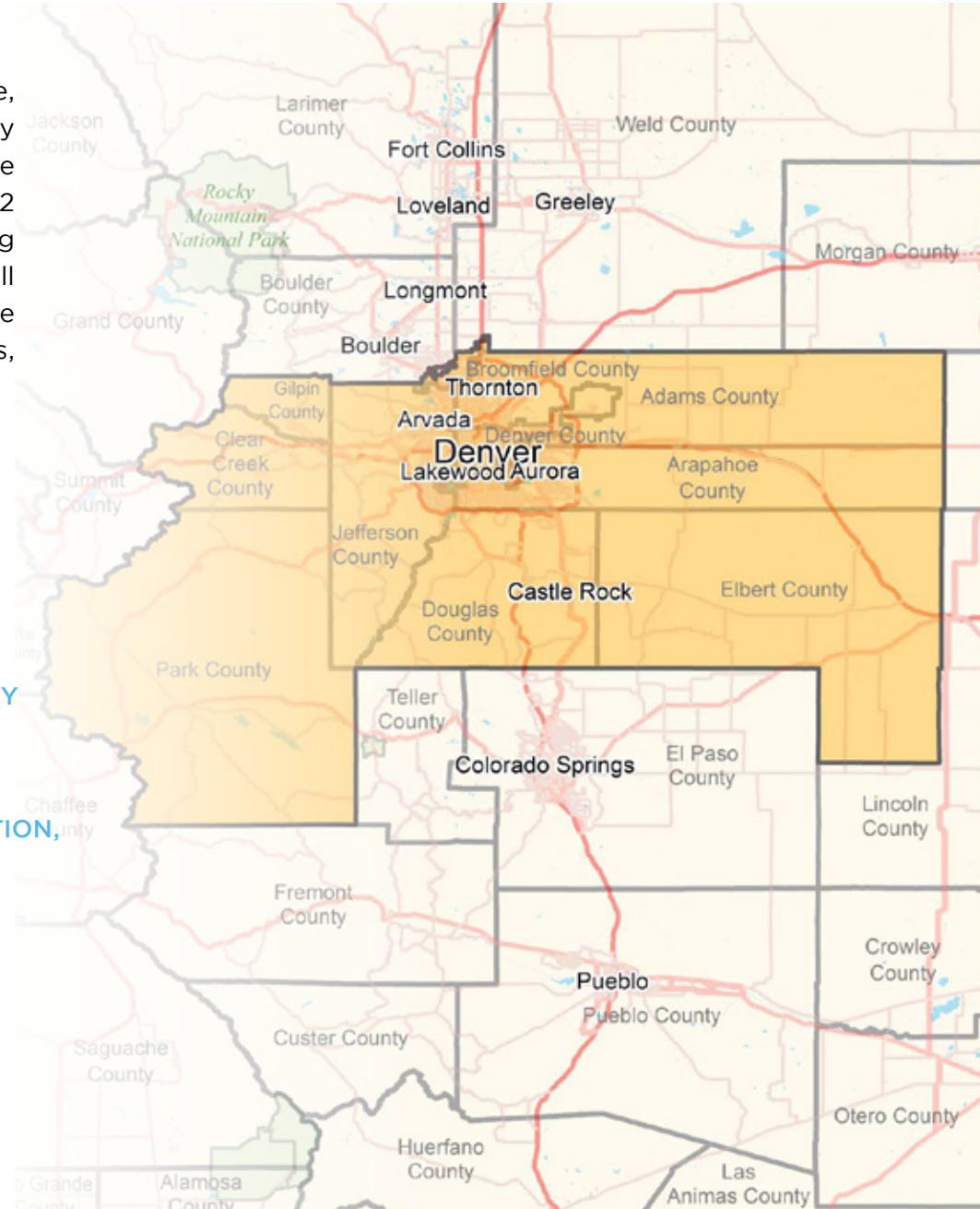
**12%**  
EDUCATION &  
HEALTH SERVICES



**3%**  
INFORMATION



**4%**  
OTHER SERVICES





# MARKET OVERVIEW

## METROPLEX GROWTH - QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

## METROPLEX GROWTH - DEMOGRAPHICS

The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



**POPULATION**  
**2.9M**  
GROWTH 2022-2027\*  
**5.6%**



**HOUSEHOLDS**  
**1.2M**  
GROWTH 2022-2027\*  
**6.3%**



**MEDIAN AGE**  
**37.0**  
U.S. MEDIAN  
**38.6**



**MEDIAN HOUSEHOLD INCOME**  
**\$85,800**  
U.S. MEDIAN  
**\$66,400**

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