

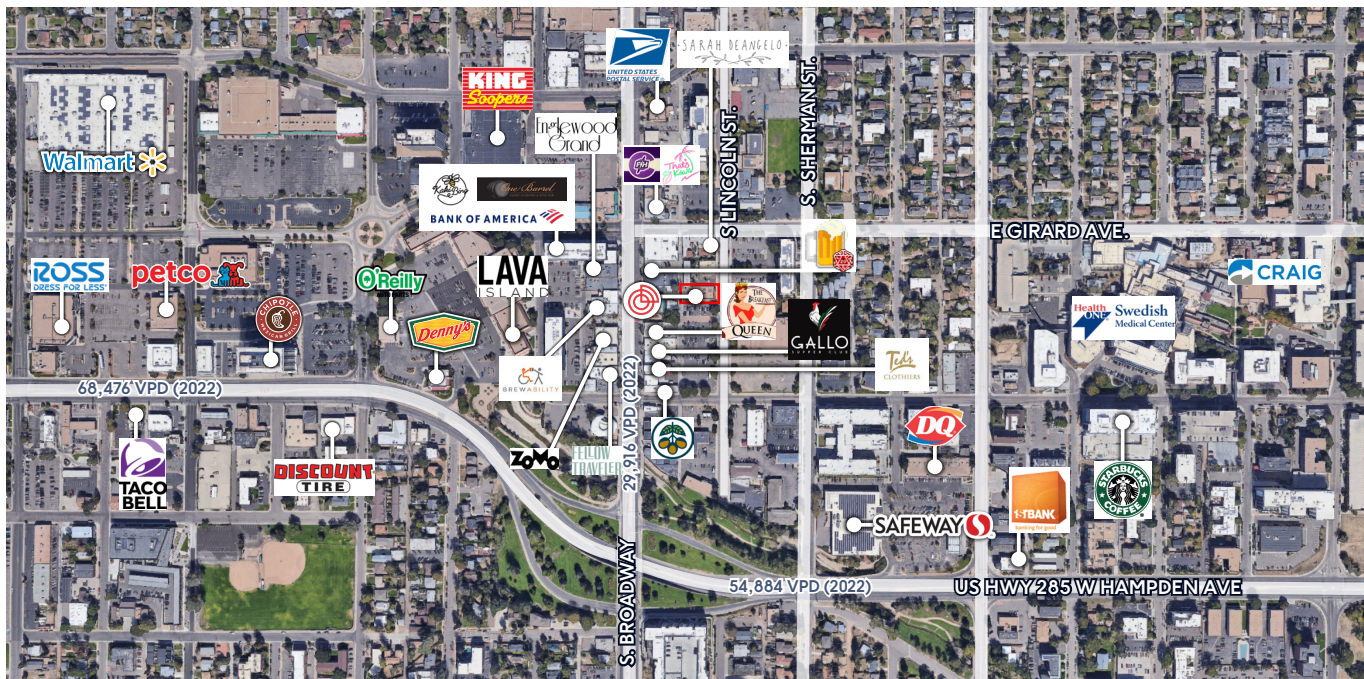
1,950 SF FOR LEASE

Office/Retail Space Available in Downtown Englewood

3441 S LINCOLN ST. ENGLEWOOD CO, 80113



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Property Overview

- Located in historic Englewood and adjacent to the Wellness District
- Benefit from proximity to Craig and Swedish Hospitals, new residential housing and vibrant downtown retail
- Abundant private and public parking with an activated alley
- Supportive community of retailers, health and wellness businesses and healthcare providers
- Ideal location for nonprofits and health-related and office users

AVAILABLE
1,950 SF

LEASE RATE
\$22/SF

NNN
\$6.77

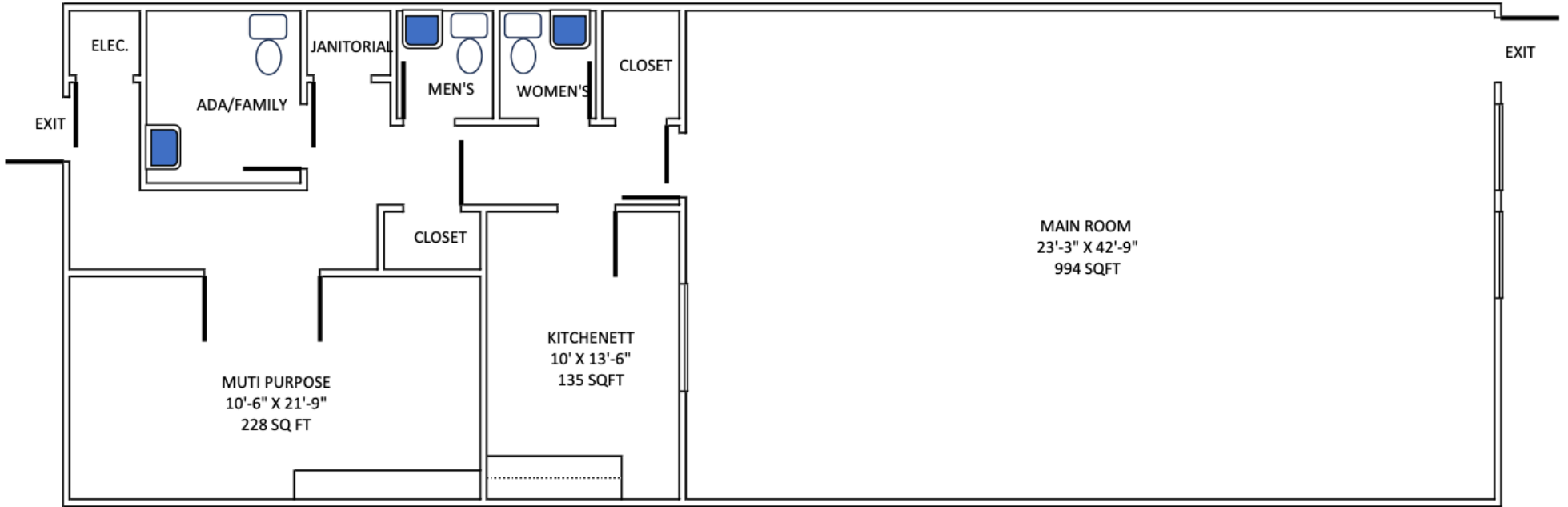
Demographics	1 MILE	3 MILE	5 MILE
Population	19,179	120,137	368,429
Total Households	9,746	51,179	160,369
Avg. HH Income	\$92,991	\$110,716	\$111,144
Daytime Employees	15,807	72,641	215,848

CHAD KNOTH
(303) 915-6709 | cknoth@locate.ai

ELIZA PFEIFER
(774) 203-8881 | epfeifer@locate.ai

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FLOOR PLAN



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LOCATE | 7900 E Union Ave | Suite 1100 | Denver, CO 80237