

For Lease
1530 Fifteenth Street
Denver, Colorado



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| Population | 29,913 | 227,152 | 470,082 |
| Average Household Income | \$99,295 | \$87,007 | \$94,719 |
| Daytime Employees | 113,676 | 250,855 | 393,250 |

*Source: SitesUSA

Location & Area Amenities

- Coors Field and several major attractions, museums, and parks within short walking distance
- Steady daytime and evening foot traffic due to close proximity to Central Business District
- Easy, quick access to major commuter routes like Speer Boulevard, Auraria Parkway, I-25, and Express Lanes
- Strong growth in tourism, area demographics, and residential population

1400 Glenarm Place, Suite 100
Denver, CO 80202
303 534 5005
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Traffic Counts

| | Vehicles/Day |
|--------------------------------|--------------|
| Waze Street & 15th Street | 13,000 |
| 17th Street & Blake Street | 17,000 |
| Blake Street & Speer Boulevard | 31,000 |

*Source: SitesUSA

For more information:

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For Lease
4,730 SF Street Level
Office / Retail Suite



John Deere Lofts

1530 15th Street | Denver, Colorado 80202

Property Overview

- Superior 4,730 SF ground floor suite available in historic Lower Downtown building ideal for office or retail user
- Divisible down to 1,480 SF or 3,250 SF on the ground floor can be combined with basement space for total 8,394 SF
- Usable 3,664 SF of basement space is not included in the overall unit square footage
- Large storefront windows, open layout, hardwood floors, and high exposed ceilings provide abundant natural light
- Premier location surrounded by fine dining, upscale hotels, shopping, entertainment venues, and more
- Suite will remain as-is with negotiable tenant improvements
- Excellent street-level exposure in high traffic area

Lease Rates: \$32.00/SF NNN

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Property Facts

| | |
|---------------------|-------------------|
| Available SF: | 4,730 SF |
| Min. Divisible SF: | 1,480 SF |
| Building SF: | 40,000 SF |
| Year Built / Renov: | 1890 / 2000 |
| 2017 Taxes: | \$5.57/SF |
| Parking: | 4 Reserved Spaces |

For more information:

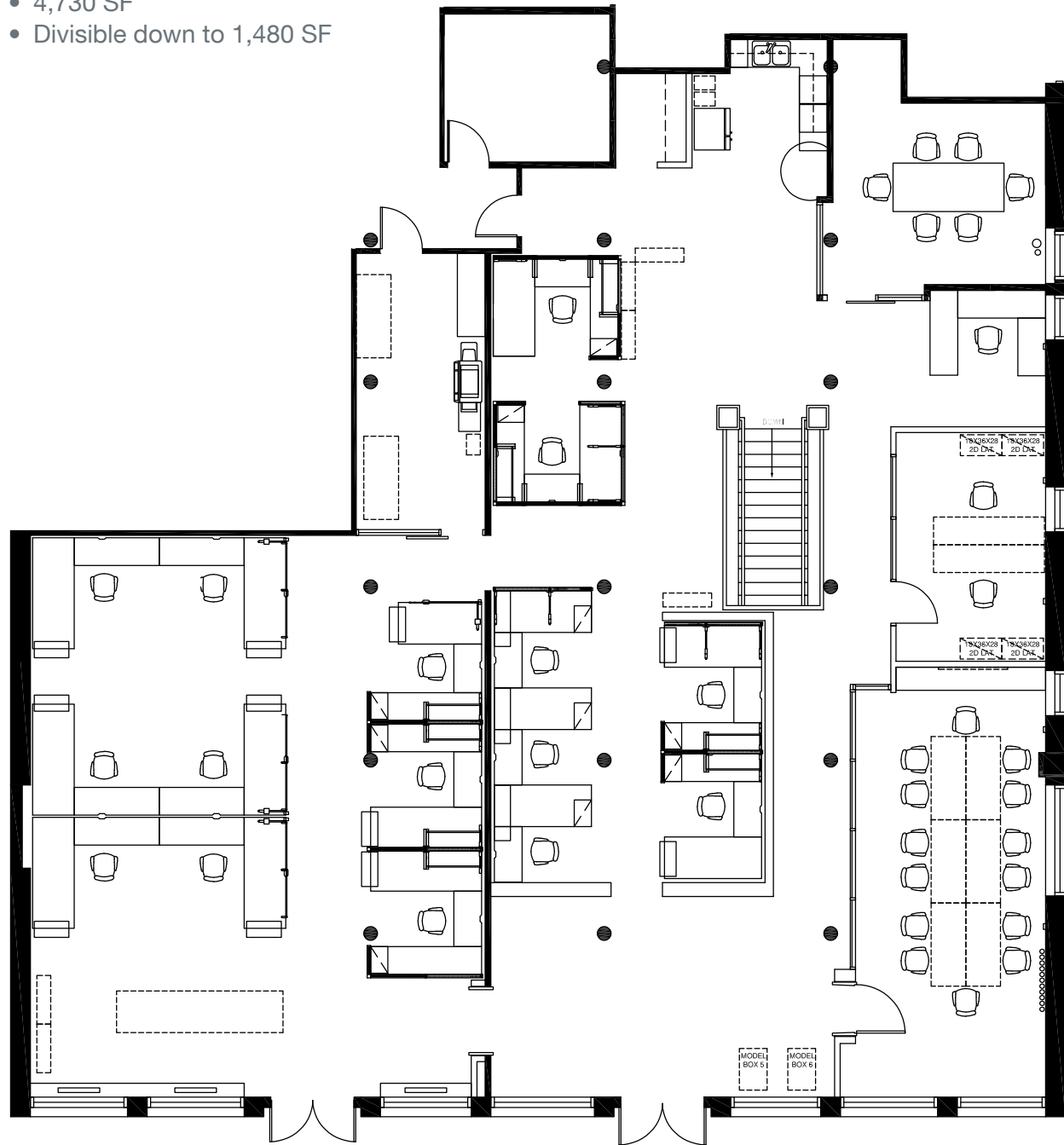
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For Lease
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Main Level Floor Plan

- 4,730 SF
- Divisible down to 1,480 SF



Lower Level Floor Plan

- 3,664 SF
- Can be combined for total 8,394 SF

