

**FOR LEASE****\$30.00 SF/YR (FULL SERVICE)**

DENVER, CO 80204

1240 SPEER BOULEVARD**PROPERTY INFORMATION**

- 3300 SF
- \$30 FSG
- Retail or Office
- 4 offices
- Open Area
- 2 restrooms and a break area
- Garage Door
- Zoning: D-G-T
- Approximately 8 parking spaces
- Excellent street visibility, High Traffic Counts

DEMOGRAPHICS**1 MILE****3 MILES****5 MILES****Population**

Total Population:

20,396

186,267

435,782

Households

Total Households:

13,797

95,203

196,366

Income

Average HH Income:

\$55,998

\$63,972

\$68,401

*Information provided from 2010 Census

**Patrice Berry**

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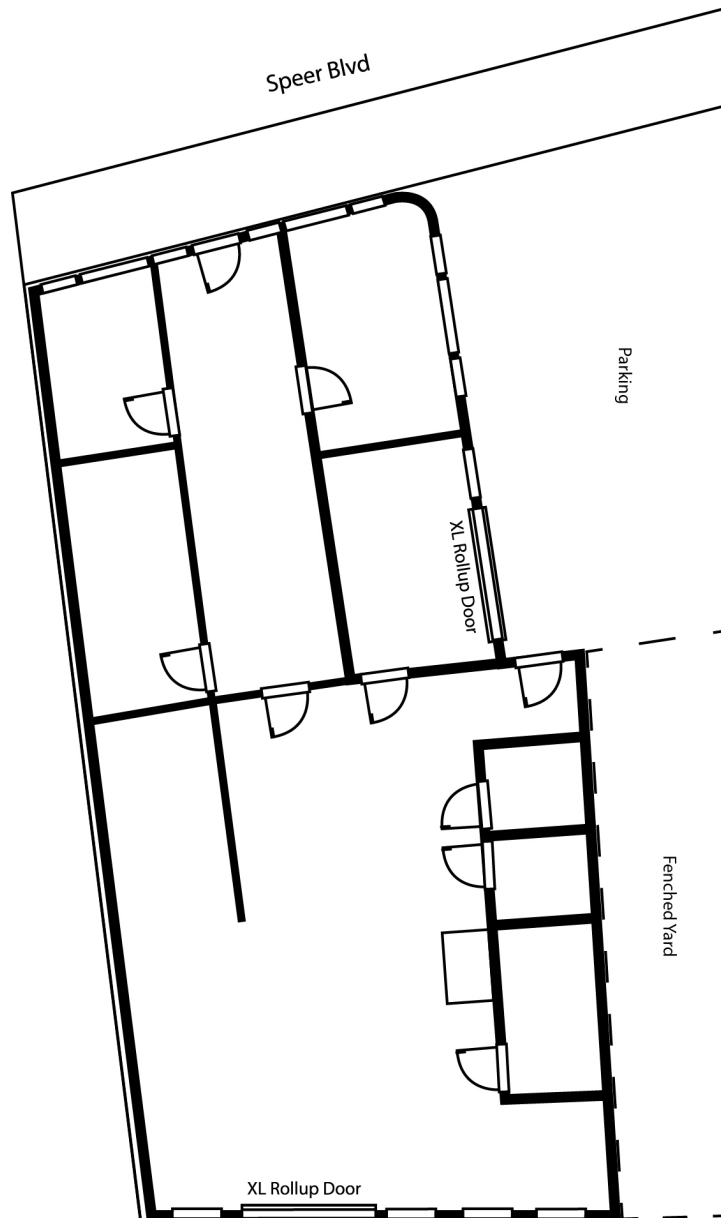
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1

BUILDING FLOOR PLAN

Floor Plan is not to scale

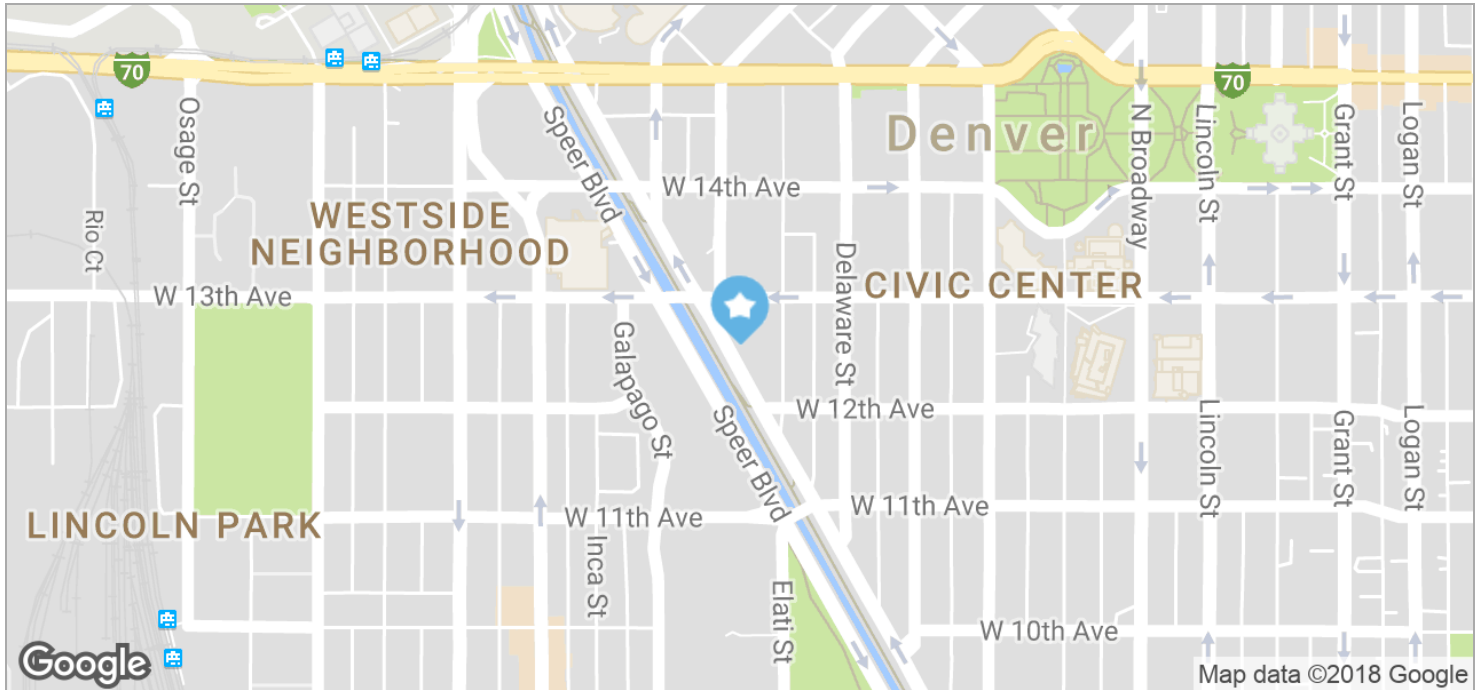
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