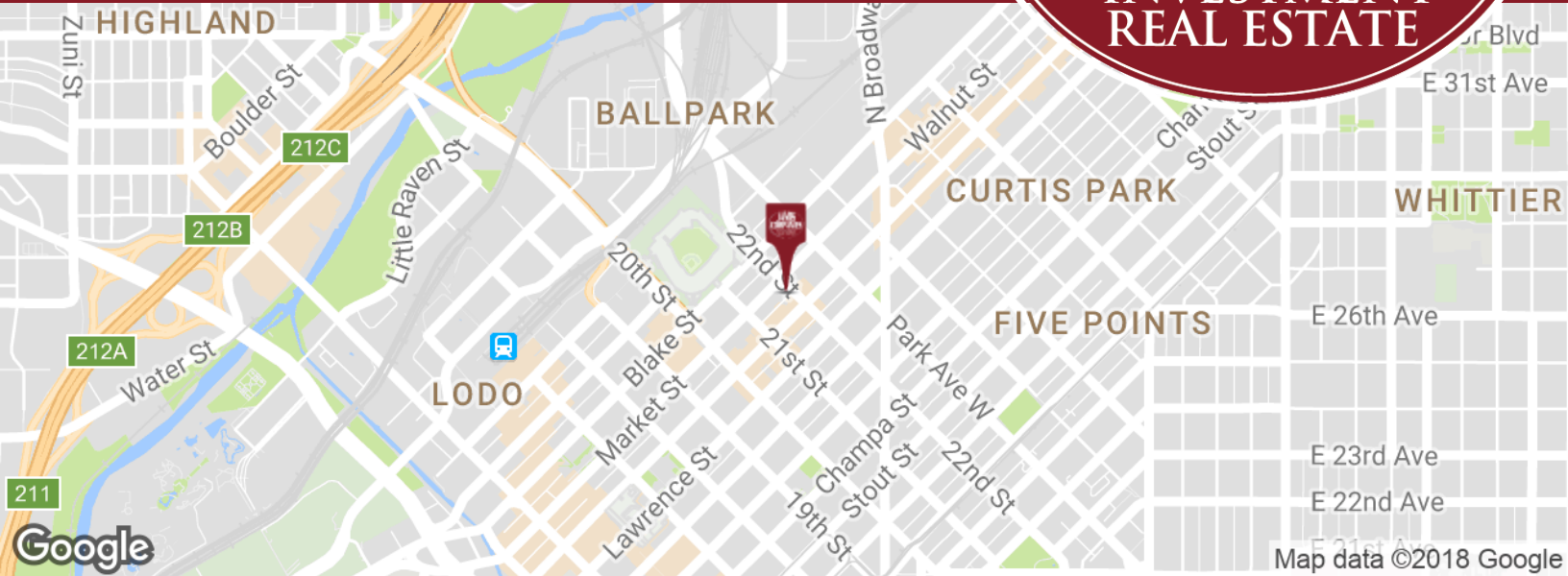




NEW PRICING ON PRIME OFFICE FOR LEASE

LODO'S PREMIER CREATIVE OFFICE BUILDING FOR LEASE
2162 MARKET STREET, DENVER, CO 80205



Presented By:
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EXECUTIVE SUMMARY



OFFERING SUMMARY

NNN:	\$5.00
Available SF:	12,000
Lease Rate:	\$23.50 / SF
Lot Size:	0.14 Acres
Year Built:	1957
Building Size:	12,000
Renovated:	2015
Market:	LoDo
Submarket:	Ballpark

PROPERTY OVERVIEW

Aggressive rate with vacancy date approaching.

Incredibly Renovated Creative/Tech Space available for the first time since massive renovations. Offered as one large unit or each floor separately with Common Reception, Kitchen/Break Room/Restrooms and Glass Conference Room facing Market Street.

PROPERTY HIGHLIGHTS

- Combination of Open Work Space and Glass Wall Offices
- Parking and Cleaning available as Add-Ons to the NNN rate
- Prime Corner in Ballpark at 22nd & Market St.
- High end Finishes and Fully Wired for IT
- Freight Elevator and Full Size Basement for Storage
- Perfect for Collaborative Work Space, Creative Agency, Tech Startup, etc...
- An Absolute MUST SEE in Denver's Hottest Neighborhood
- Can be Demised By Floor with Shared Common Amenities.

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ADDITIONAL PHOTOS



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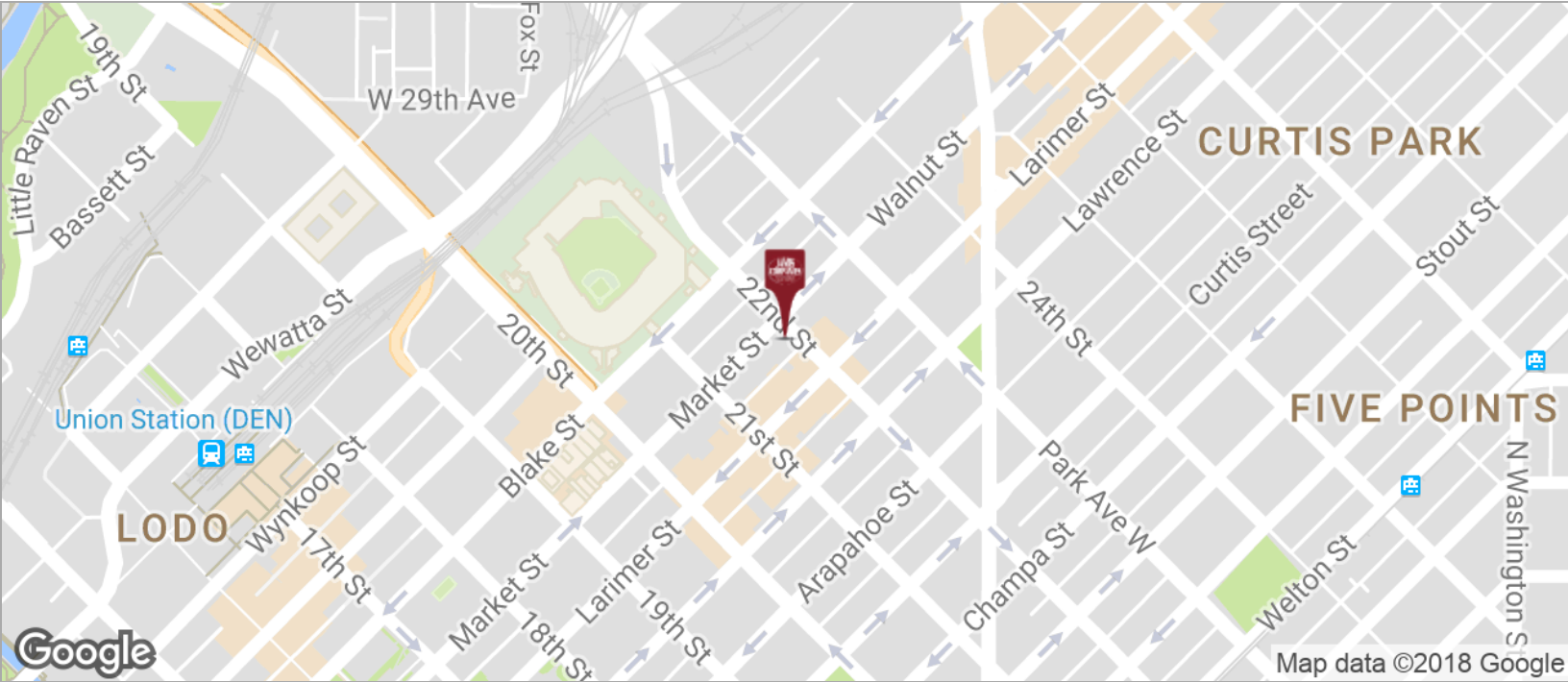
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LOCATION MAPS



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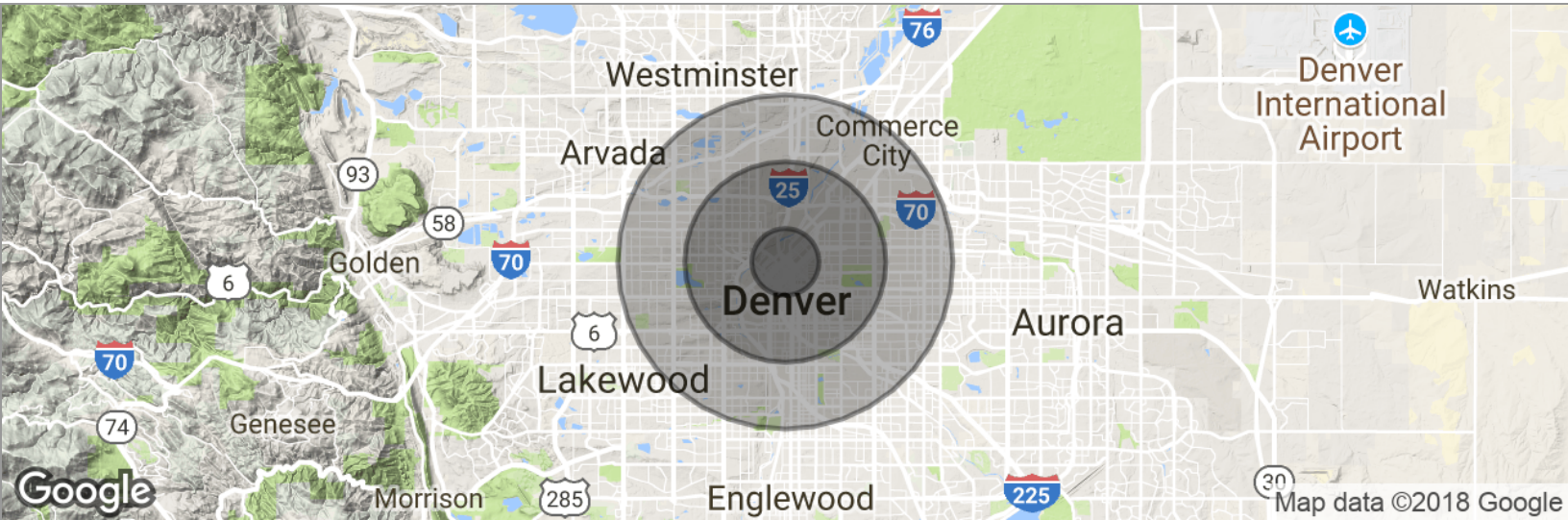
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,061	170,976	388,850
Median age	35.2	33.1	33.9
Median age (Male)	35.9	34.2	34.0
Median age (Female)	34.4	32.4	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,728	88,553	177,818
# of persons per HH	1.6	1.9	2.2
Average HH income	\$72,115	\$60,253	\$68,920
Average house value	\$353,023	\$296,684	\$362,256

** Demographic data derived from 2010 US Census*

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