



PROPERTY DESCRIPTION

Located in the historic Rosenstock Place building. Recently renovated 20' high ceiling, hardwood floors, exposed brick, kitchenette, one ADA restroom, three private offices, bright & open area with natural light, great for any professional use.

PROPERTY HIGHLIGHTS

- Historical building located minutes from Downtown & the Colorado State Capitol building.
- Professionally managed building
- Co-tenants include Anytime Fitness, Ice Cream Riot & D.P. Dough Denver

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
NNN	\$8.36 SF/Yr Est. Expense
Available SF:	2,257 SF
Unit	201
Parking	Available
County	Denver
Year of Construction	1915



BRANDI SPENCER

Senior Broker
720.880.6977
brandi@algcommercial.com

ALG COMMERCIAL

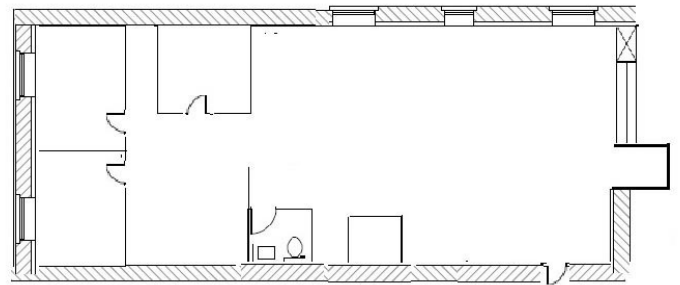
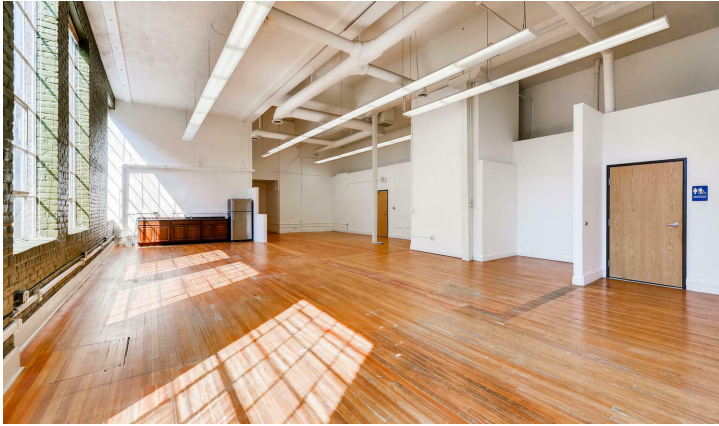
7354 South Alton Way, Suite 101
Centennial, CO 80112
algcommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

OFFICE SUITE FOR LEASE

1228 E COLFAX AVE # 201

Denver, CO 80218



BRANDI SPENCER

Senior Broker

720.880.6977

brandi@algcommercial.com

ALG COMMERCIAL

7354 South Alton Way, Suite 101


Centennial, CO 80112

algcommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1228 E COLFAX AVE # 201

Denver, CO 80218



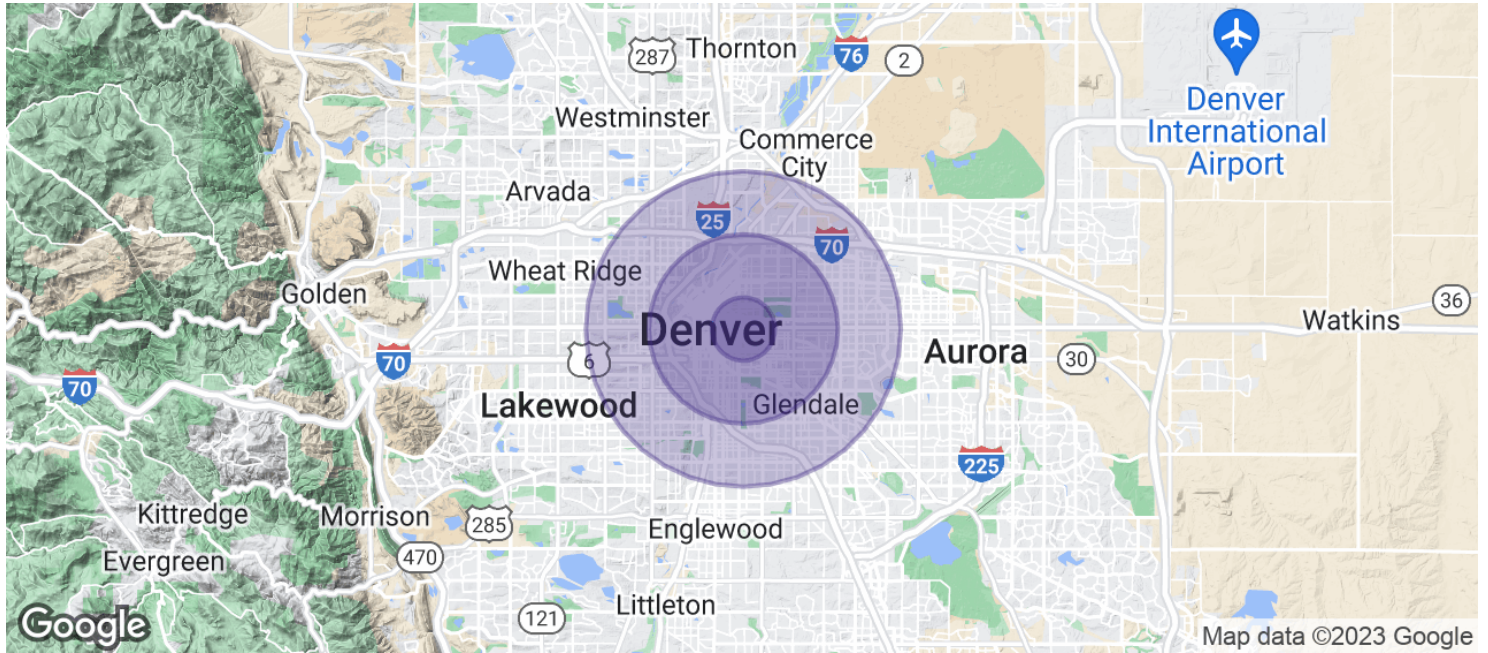
BRANDI SPENCER
Senior Broker
720.880.6977
brandi@alcommercial.com

ALG COMMERCIAL
7354 South Alton Way, Suite 101
Centennial, CO 80112
alcommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1228 E COLFAX AVE # 201

Denver, CO 80218



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	47,882	212,718	495,883
Average Age	35.2	36.5	35.6
Average Age (Male)	36.8	36.9	35.5
Average Age (Female)	34.6	36.6	36.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	30,148	113,965	226,905
# of Persons per HH	1.6	1.9	2.2
Average HH Income	\$85,687	\$108,390	\$101,952
Average House Value	\$378,132	\$485,590	\$456,702

** Demographic data derived from 2020 ACS - US Census*



BRANDI SPENCER

Senior Broker
720.880.6977
brandi@algcommercial.com

ALG COMMERCIAL

7354 South Alton Way, Suite 101
Centennial, CO 80112
algcommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.