



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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DOWNING STREET OFFICE SPACE FOR LEASE

2390 S. Downing Street, Denver, Colorado 80210



This centrally located office space is located only blocks from Harvard Gulch Park, Golf Course & Recreational Center, DU, Porter Hospital and is only a short 1.3± mile drive north on Downing Street to Washington Park. Ideal for Physicians office, Chiropractors, etc. FOR LEASE AT \$16.50/RSF Modified Gross.

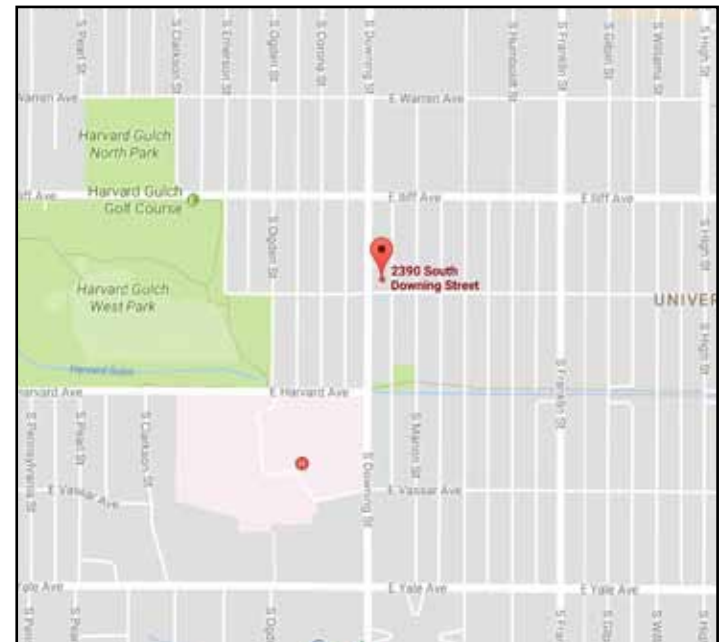
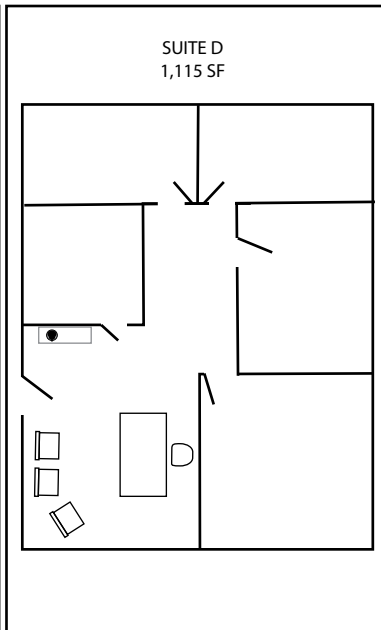
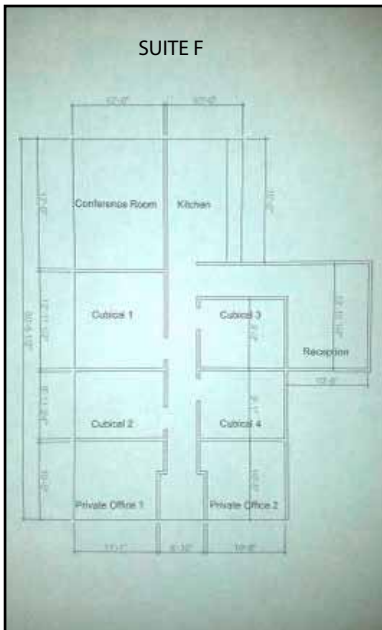
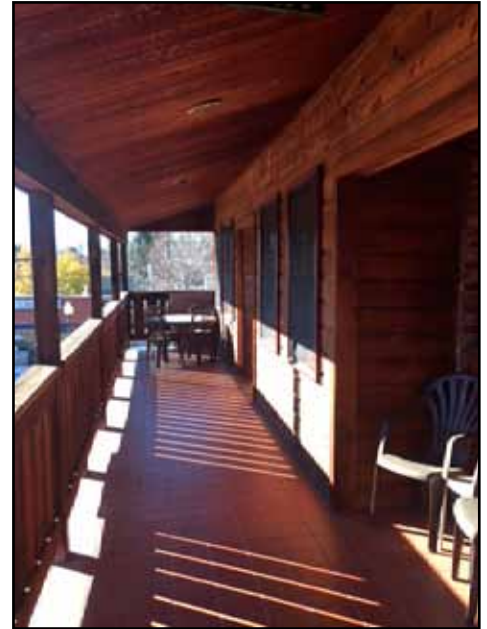
Suite F: 1,450± SF 2nd floor office offers many fine features, which include: vaulted ceilings, skylights, restroom, outdoor balcony, western views, central elevator, monument signage and 2 designated parking spaces. The office is a unique, open design that offers a private executive office, a second private office, four open offices, open conference room, reception area and a kitchen/break room.

Suite D: 1,115± SF 2nd floor office offers four offices, kitchenette with refrigerator, vaulted ceilings, skylights, outdoor balcony, central balcony, monument signage and 2 designated parking spaces. .

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DEMOGRAPHICS (Source: CoStar)

	1 Mile	3 Mile	5 Mile
Population:	23,454	148,885	467,878
Households	10,515	67,201	216,716
Average HH Income	\$91,245	\$88,523	\$83,164
Median Age	32.80	35.80	35.80

Traffic: S. Downing St & E. Evans Ave - 17,725 vpd (2016)