

OFFICE/RETAIL

FOR LEASE

2,691 SF

2195 DECATUR STREET, UNIT 1&2

DENVER, CO 80211

# JEFFERSON PARK OFFICE/RETAIL SPACE



1060 BANNOCK ST., SUITE 300  
DENVER, COLORADO 80204  
PHONE 303.592.7300  
FAX 303.592.7305  
WWW.AXIORE.COM



- 5 OFFICES, CONFERENCE ROOM, BREAK ROOM, COPY ROOM, AND LARGE OPEN AREA
- DIRECTLY ACROSS FROM JEFFERSON PARK
- HEATED GARAGE 9 PARKING SPACES AVAILABLE
- IDEAL LOCATION FOR MEDICAL OFFICES, DENTIST, LAW FIRM, YOGA, CPA
- LOTS OF GLASS

### DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2016 AVERAGE HOUSEHOLD INCOME	\$80,822	\$68,921	\$74,418
2016 POPULATION	21,283	205,372	444,753
2016 EMPLOYEE POPULATION	18,213	232,429	385,038

AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

TANNER JOHNSON  
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E: TANNER@AXIORE.COM

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