

# Office Space For Lease

835 E 18th Avenue | Denver, Colorado



***Build-to-Suit Opportunity***

**Space Available:** 3,907 SF

**Lease Rate:** \$22-\$24 MG

**Condition:** Shell Condition

**TI's:** Negotiable

**Elevator:** Yes

**Neighborhood:** Uptown

- ✓ Central Location with Easy Access to Downtown, RINO, and City Park
- ✓ Newly Remodeled Building with Open Floor Plan and Great Natural Light
- ✓ Reserved Parking Available with Public Parking Available Nearby
- ✓ Bike Racks & Shower
- ✓ Walking Distance to 17th Ave Restaurants, Retail, and other Amenities

**navpoint**

REAL ESTATE GROUP

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Brokerage Services

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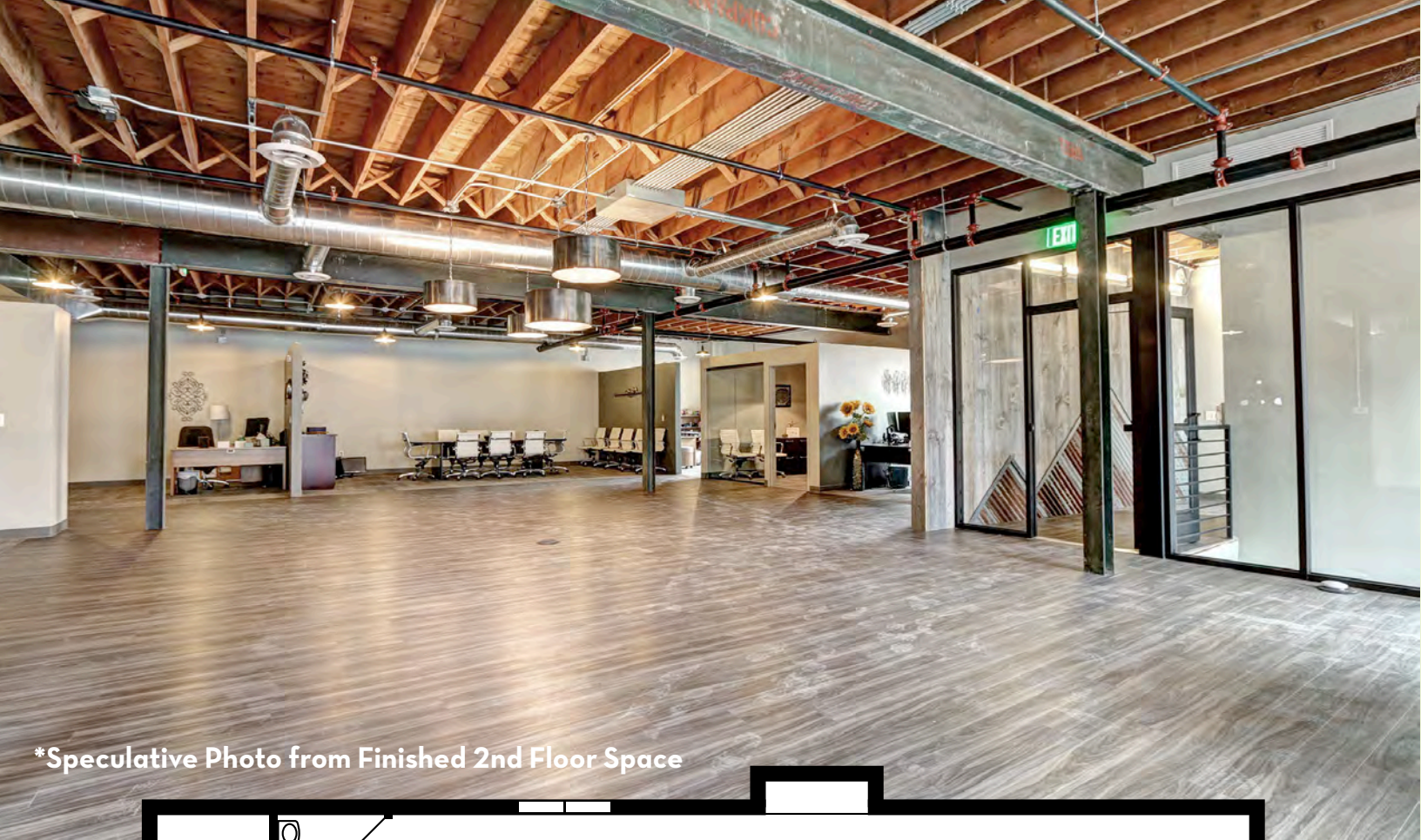
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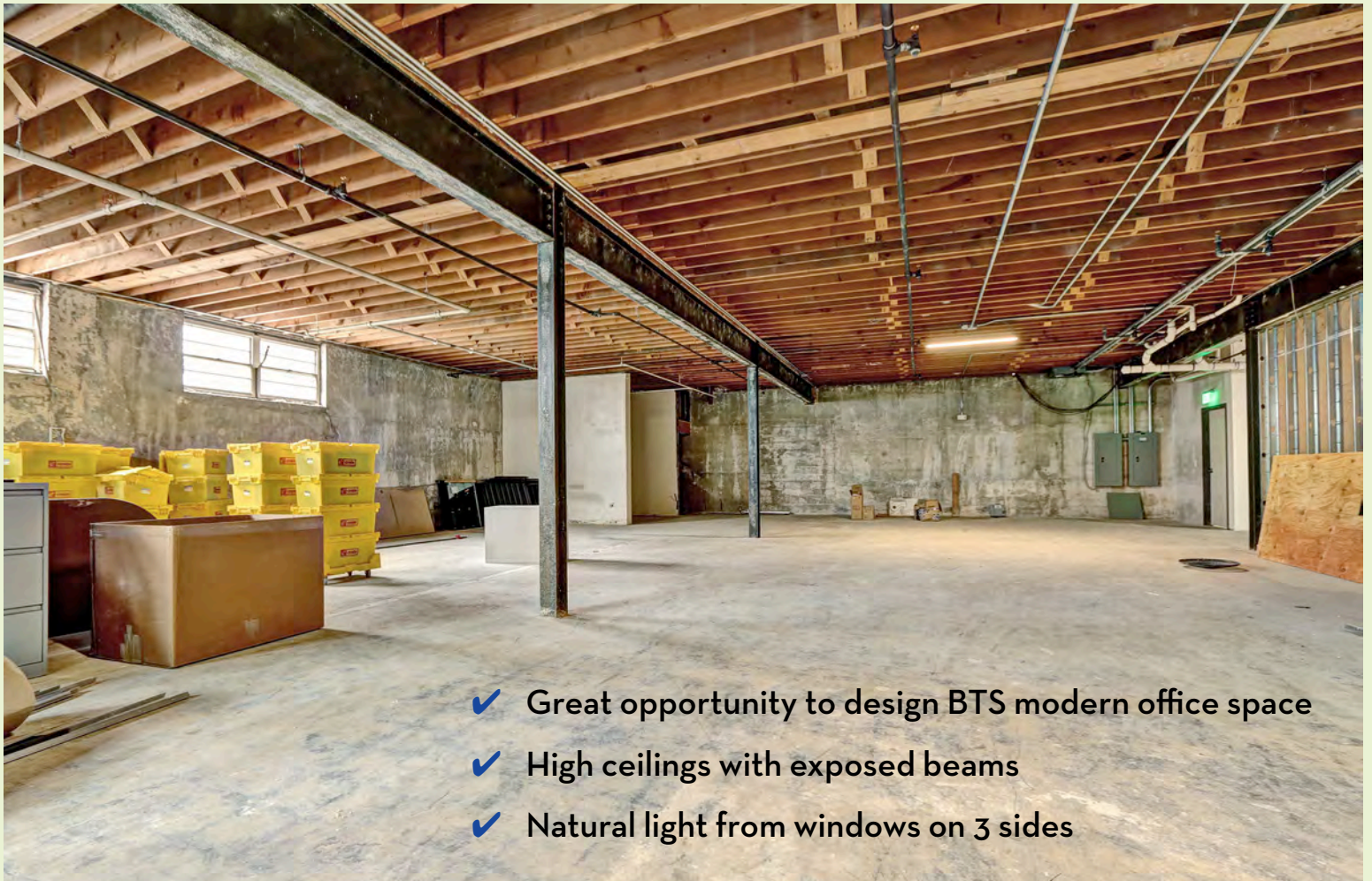
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\*Speculative Photo from Finished 2nd Floor Space



# Uptown Denver Office Space For Lease



- ✓ Great opportunity to design BTS modern office space
- ✓ High ceilings with exposed beams
- ✓ Natural light from windows on 3 sides

Available space currently in shell condition



1st floor is accessed from split level entryway by stairs or elevator



# 835 E 18th Avenue | Denver, Colorado



## RiNo (River North Art District)

is Denver's creative hub. Home to artisans, painters, photographers, designers, filmmakers, and architects, RiNo combines the city's most progressive exhibition spaces and the city's coolest live/work spaces. RiNo is "Where Art Is Made."

**LoDo**, or Lower downtown, is the oldest and original settlement of the city of Denver. A mixed-use historic district, it is known for its nightlife, and serves as an example of success in urban reinvestment and revitalization

**Five Points** is one of Denver's oldest and most diverse neighborhoods. Historic Five Points' creativity and vibrancy lives on today in a fascinating fusion of old and new with innovative coffeehouses and craft breweries, museums telling stories from the past, soul food and barbecue institutions.

**Property**

<b>Population</b>	<b>1 Mile 44,330</b>	<b>3 Miles 215,597</b>	<b>5 Miles 477,427</b>
<b>Households</b>	<b>1 Mile 28,011</b>	<b>3 Miles 112,519</b>	<b>5 Miles 217,977</b>
<b>Income</b>	<b>1 Mile 52,154</b>	<b>3 Miles 62,657</b>	<b>5 Miles 60,670</b>