

## 1490 N #105A LAFAYETTE ST

Denver, CO 80218

**PROPERTY DESCRIPTION**

Centrally Located Office Space For Lease

**PROPERTY HIGHLIGHTS**

- Great location near Downing & Colfax with many amenities nearby
- \$4 million into building upgrades over the past 4 years. Historic building, courtyard, private secure entrance
- Excellent for attorney's office, architect, engineer, artist, tech firm, consulting, communication, financial planners & advisors
- Parking Available
- Small waiting room, private office and separate room
- Available 8/01/24

**OFFERING SUMMARY**

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF	460 SF
Expenses	\$8.72 SF
Building Size:	41,609 SF
Suite Available	August 1, 2024

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	31,820	125,268	240,005
Total Population	50,652	232,560	507,364
Average HH Income	\$113,435	\$138,758	\$129,899

**BRANDI SPENCER**

Senior Broker  
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**ALG COMMERCIAL**

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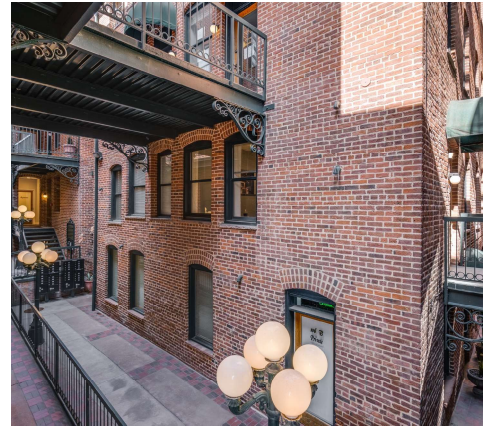
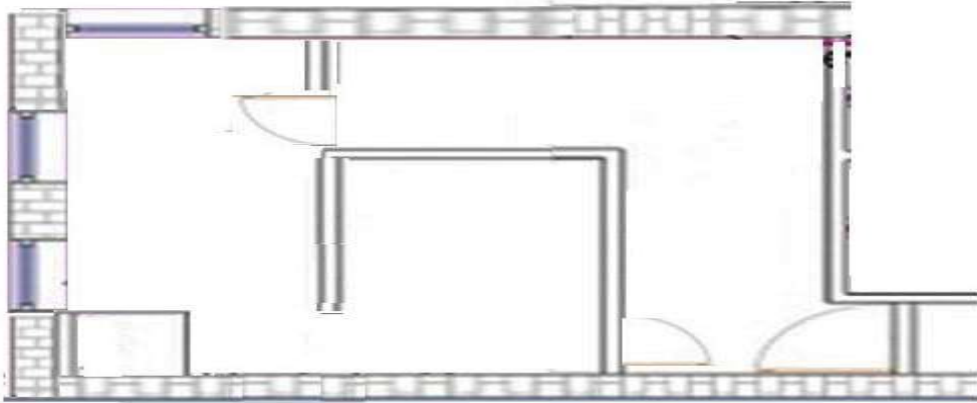
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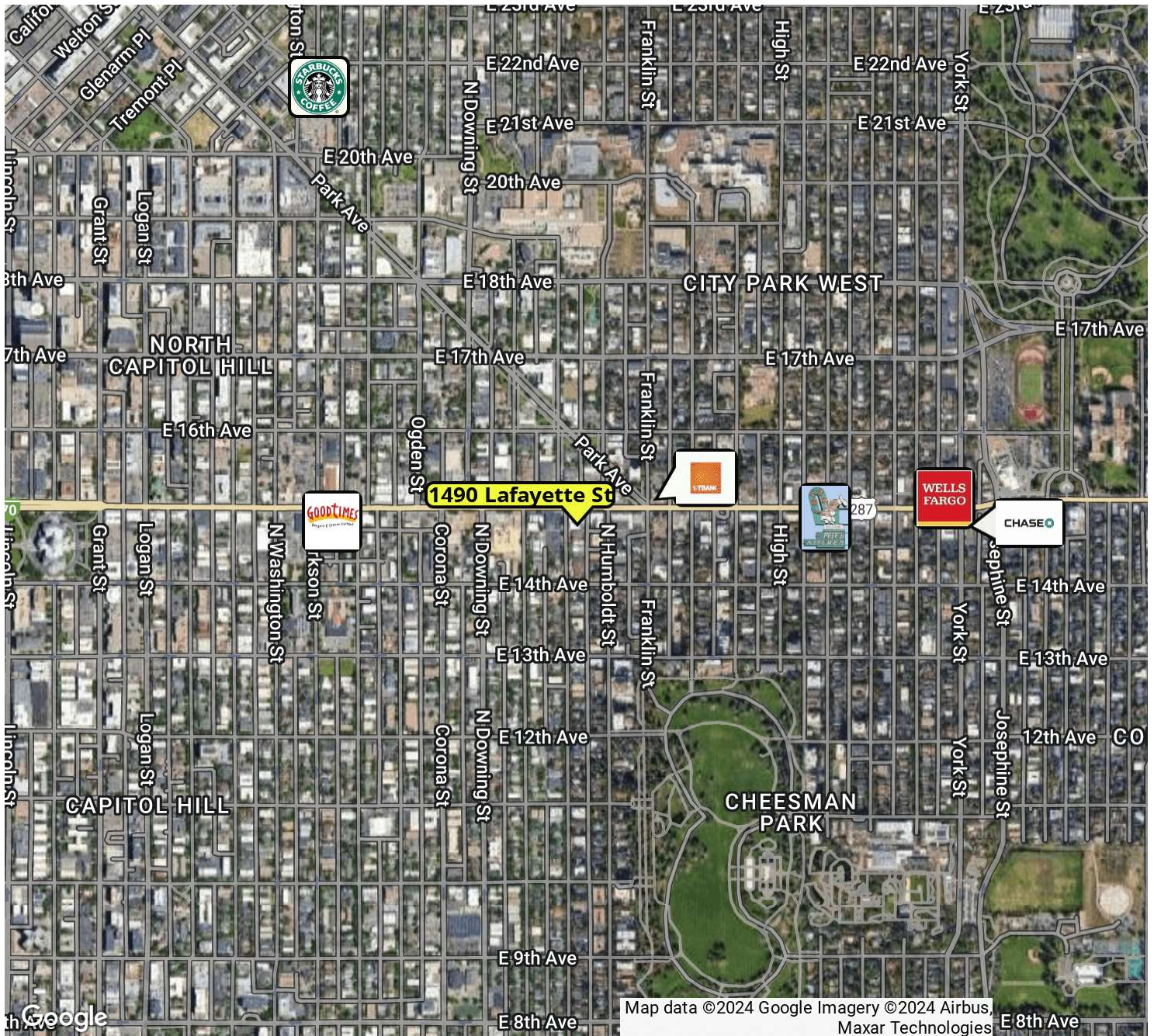
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