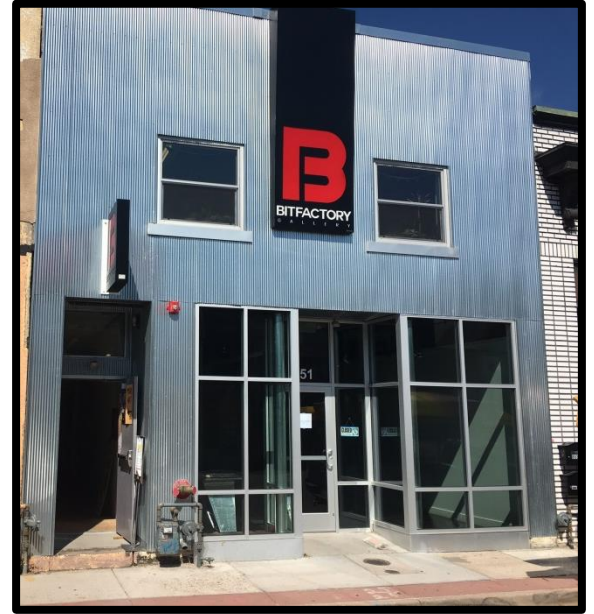


From \$450/month gross (includes all utilities)

Office or Art Studio Spaces

FOR LEASE



851 Santa Fe Drive, Denver, CO 80204

PROPERTY INFORMATION

HIGHLIGHTS

Available Spaces:

Suite 208: 216 Sq. Ft.

Suite 210: 216 Sq. Ft.

Suite 211: 216 Sq. Ft.

Term: 1 Year

Zoning: C-MS-5

- Community utility sink
- Skylights in second floor spaces
- Rent includes all utilities and common area cleaning
- Spaces have heating and air conditioning
- Great location in the "heart" of the Art District on Santa Fe
- High Traffic / Great Visibility/ Easy Access
- Easy access in and out of downtown

Contact Information

Hal Naiman 720.475.5002

hal@theshermanagencyinc.com

Josh Snyder 720.475.5006

josh@theshermanagencyinc.com

The Sherman Agency, Inc.

910 West 8th Avenue

Denver, Colorado 80204

Phone: 303.572.8778

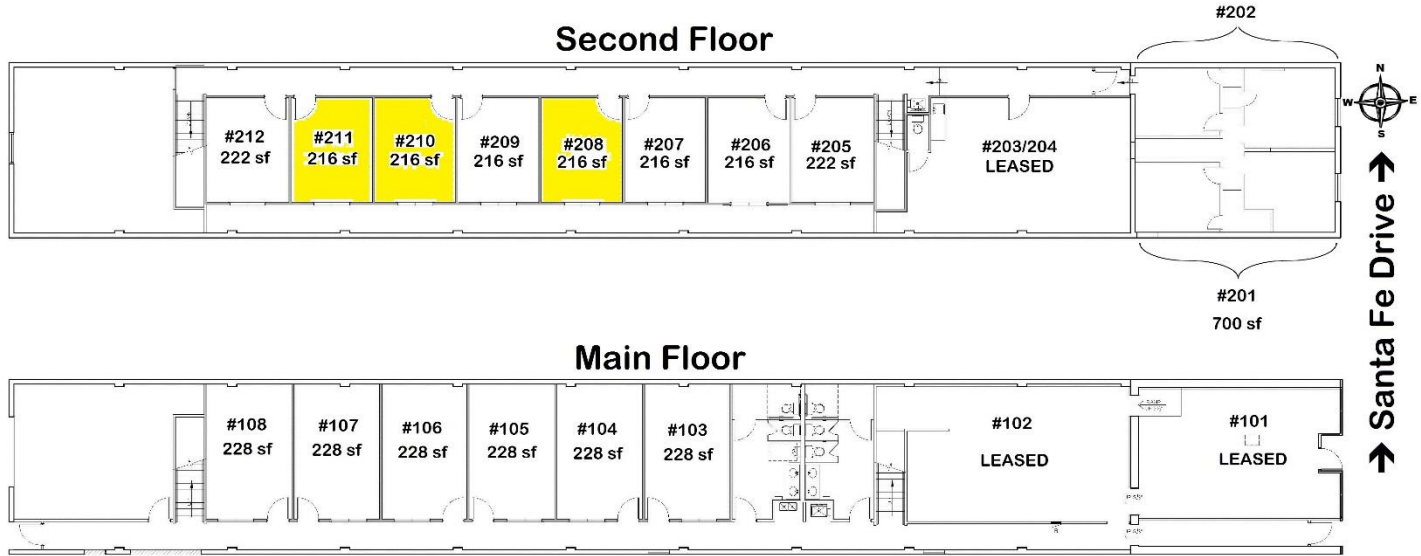
www.theshermanagency.com



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FOR LEASE



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Demographics (CoStar 2015)	1 Mile	3 Miles	5 Miles
Total Population	20,112	231,211	507,965
Avg Household Income	\$65,014	\$75,269	\$75,351
Total Households	11,645	113,750	229,956
Traffic (2014) (W 8 th Ave & Santa Fe Dr.)	35,796 Vehicles Per Day		



All information furnished in this presentation regarding this property for lease has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.

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