



FOR LEASE
\$17 SF/YR (FULL SERVICE)

1650 FRANKLIN STREET

Denver, CO 80218

PROPERTY HIGHLIGHTS

- Updated garden level office space for lease in Capitol Hill at 17th & Franklin
- Close proximity to City Park & Cheesman Park
- Walking distance to multiple restaurants and coffee shops
- Space includes reception, 4 offices, kitchen, break room, 2 restrooms, conference room, copy room, open flex area and exposed ceilings
- 1 parking space in rear can be rented for \$250/month, 2 potential



AVAILABLE SF

2,366 SF



BUILDING SF

4,731 SF



PARKING

ON-SITE &
STREET
PARKING



LEASE RATE

\$3,352/MONTH



YEAR BUILT/RENO

1960/2024

PROPERTY DESCRIPTION

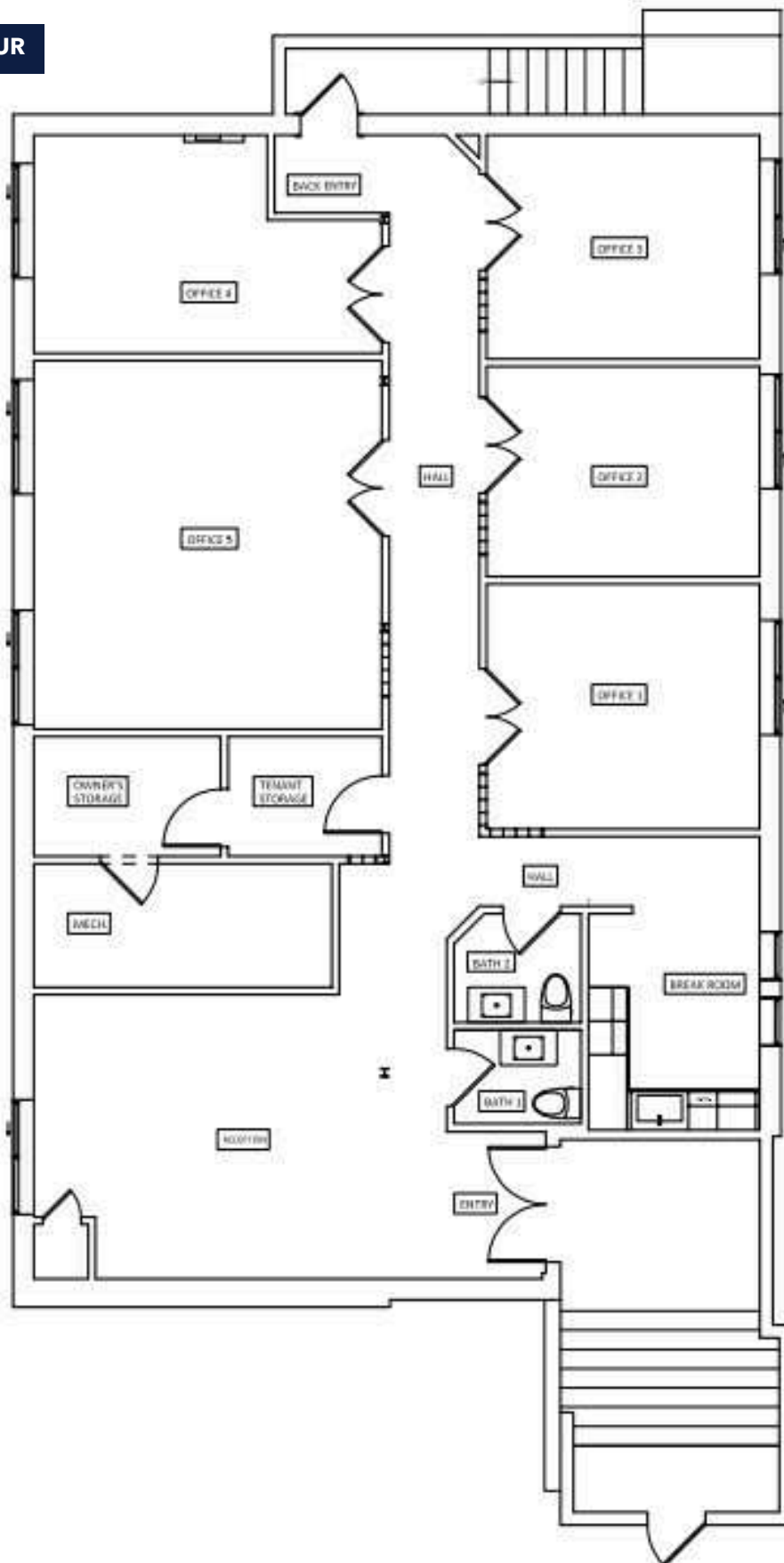
This Franklin St. office building in Capitol Hill offers a modern and classic design, blending with the neighborhood's historic charm. The space offers flexible workspaces, several private offices, conference room, and collaborative areas. The location provides easy access to local restaurants, parks, and public transit, making it a convenient and attractive option for businesses looking to be in the heart of Capitol Hill. Virtual tour link included.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



FLOOR PLANS

360° VIRTUAL TOUR

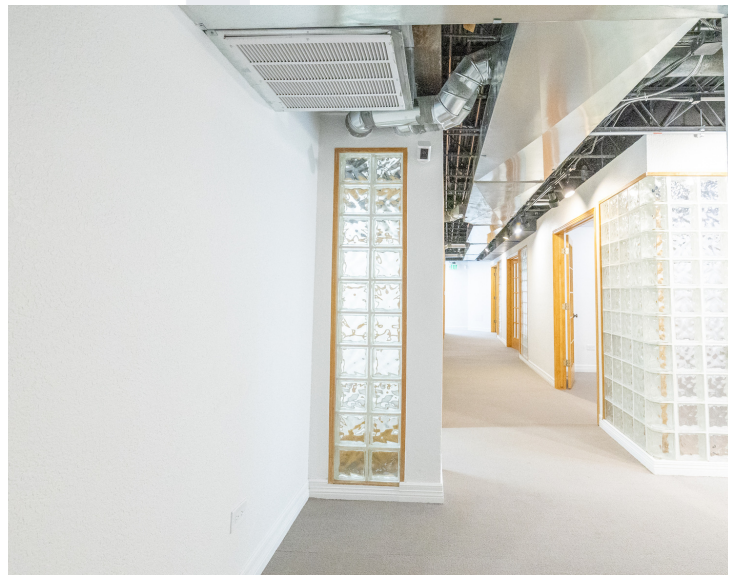


DOUG GATES

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INTERIOR IMAGES



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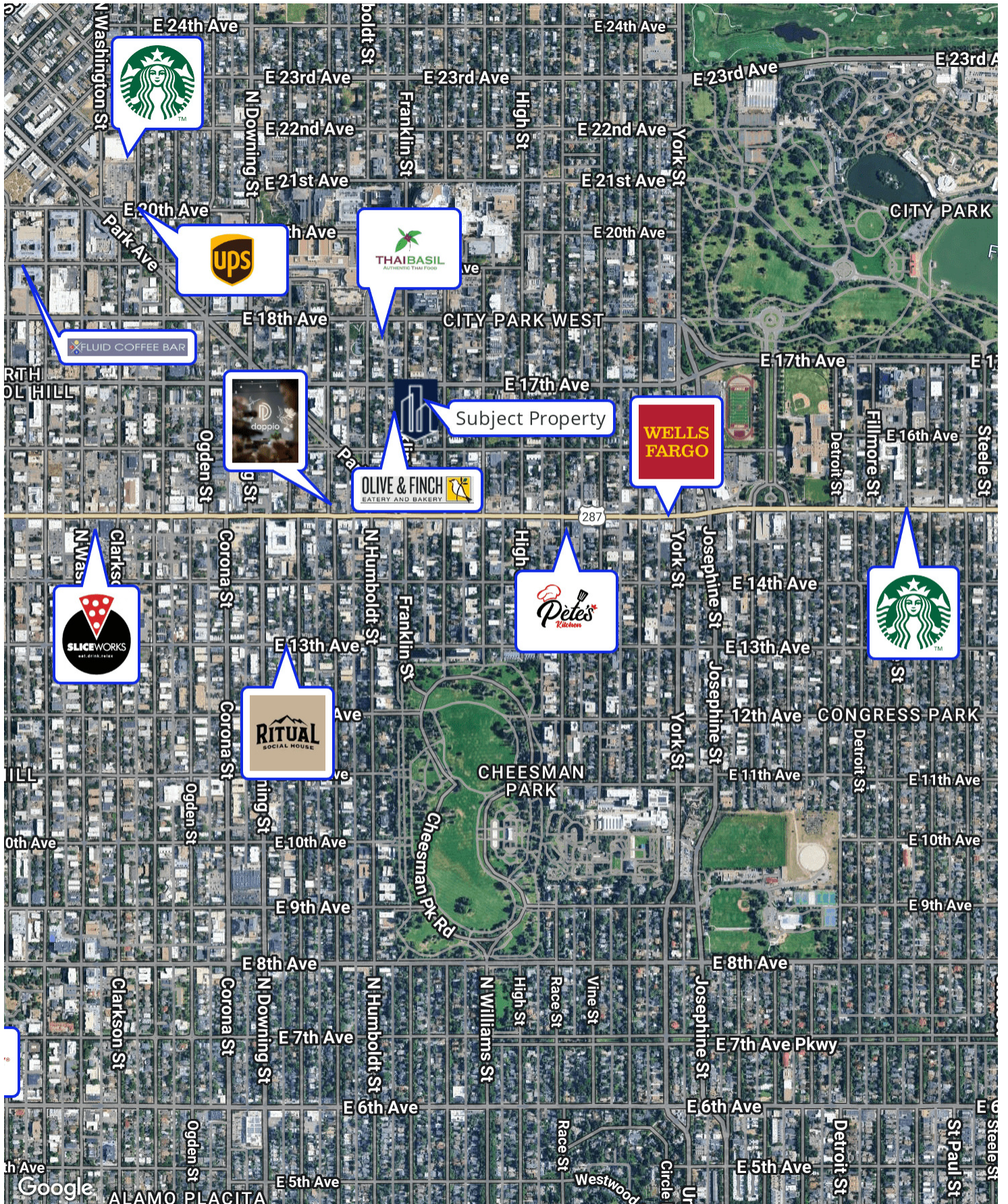
INTERIOR IMAGES



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**MADISON
COMMERCIAL
PROPERTIES**

LOCATION MAP



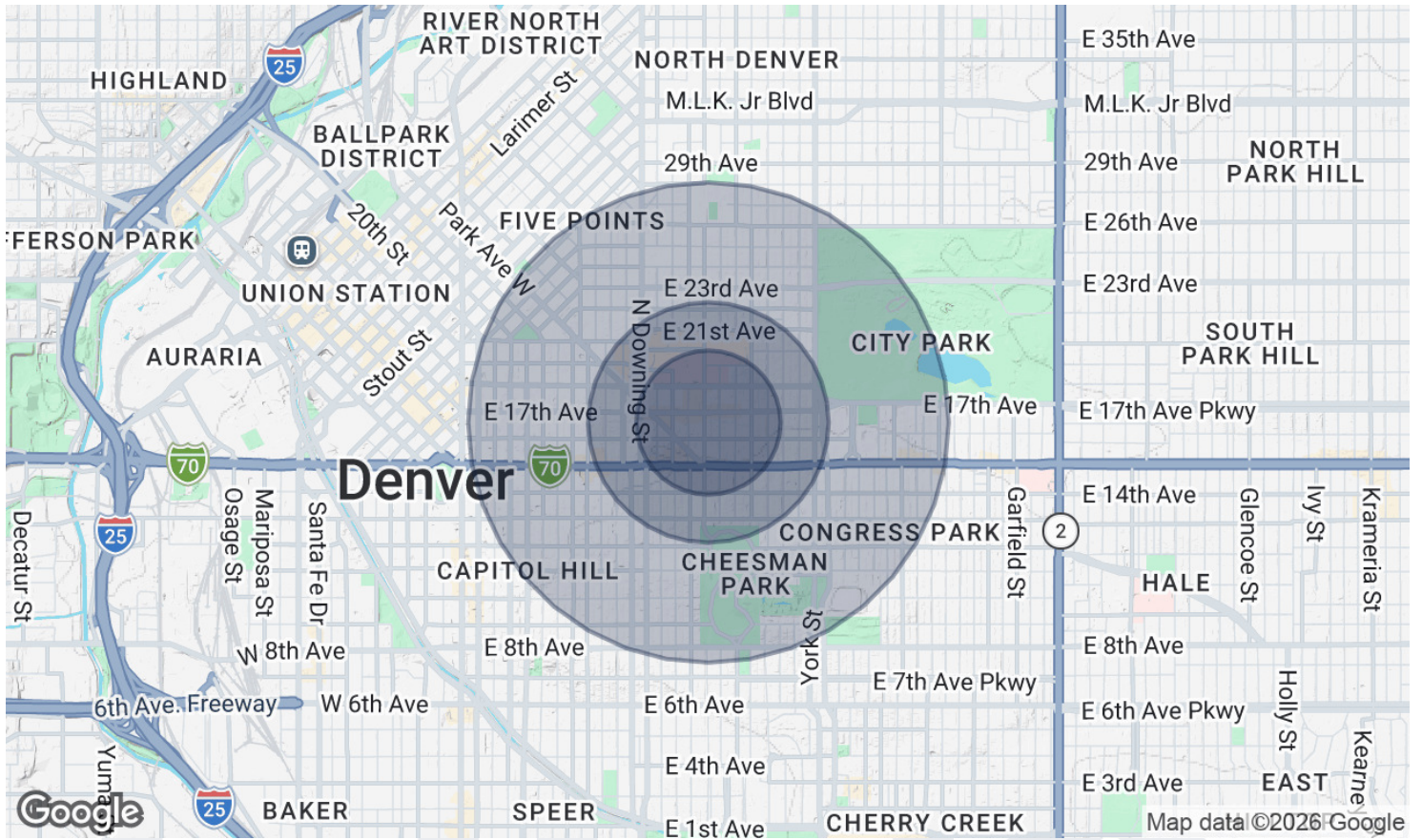
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,499	10,004	47,786
Average Age	38	38	39
Average Age (Male)	38	39	39
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,124	6,095	29,564
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$107,142	\$115,165	\$112,623
Average House Value	\$984,214	\$894,198	\$822,621

Demographics data derived from AlphaMap

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