

OFFICE SPACE **FOR LEASE**

1221 S CLARKSON ST | 327 - 870 SF | MULTIPLE SUITES AVAILABLE

1221 South Clarkson Street, Denver CO, USA

navpoint
REAL ESTATE GROUP



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EXECUTIVE SUMMARY



BUILDING SIZE

31,763 SF



PRICE PSF

\$29-\$32FSG



SUITES AVAILABLE

4



SF RANGE

327-870 SF



ZONING

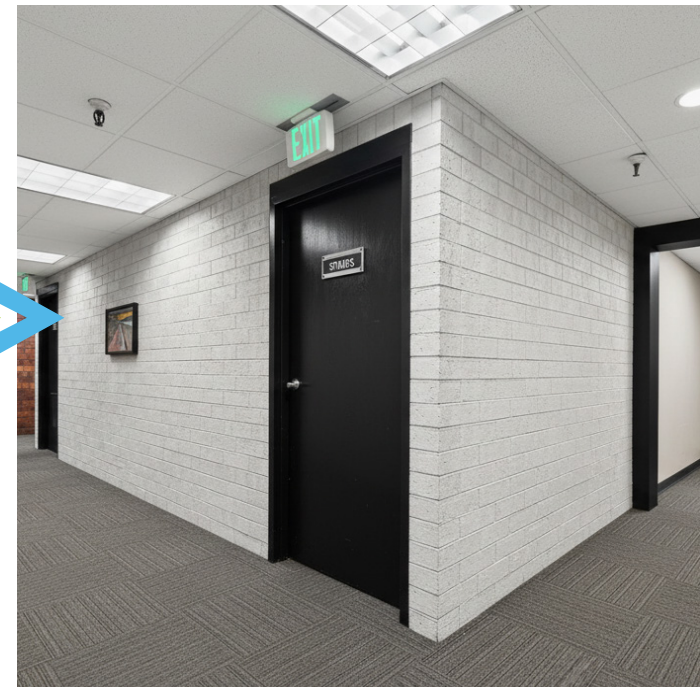
B-1

Investment Highlights

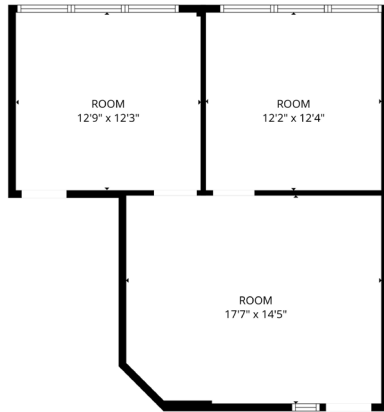
- Built in 1974
- 4 Story Building in Prime Location
- 4 Blocks West of Wash Park, 1 Block West of Exit 206 on I-25 Heading North
- 12 Mins to Downtown
- Parking Ratio: 1.90 / 1,000 SF

RENDERINGS BELOW





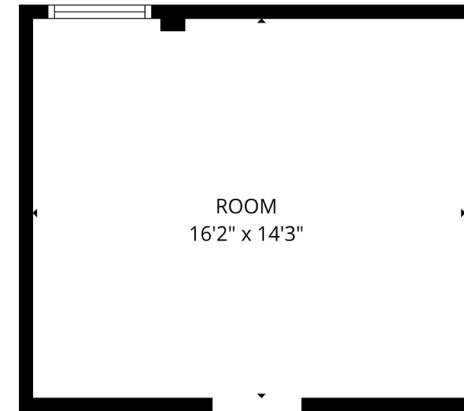
AVAILABLE SUITES



FLOOR PLAN CREATED BY CURCUMA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 200, (823 SF)

- Two Private Offices and a Waiting Room.
- 823 SF



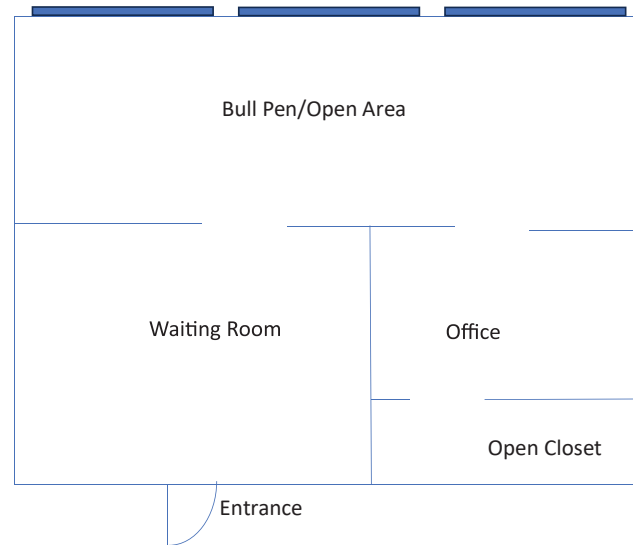
FLOOR PLAN CREATED BY CURCUMA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 203, (327 SF)

- Single Office
- 327 SF

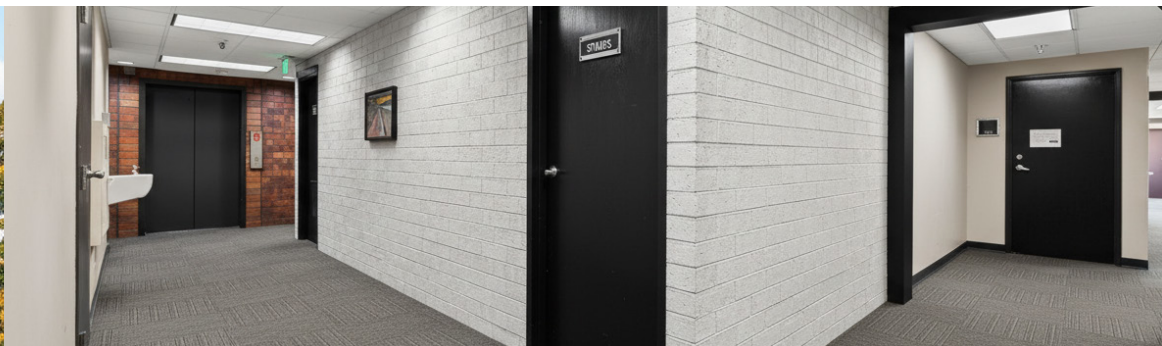
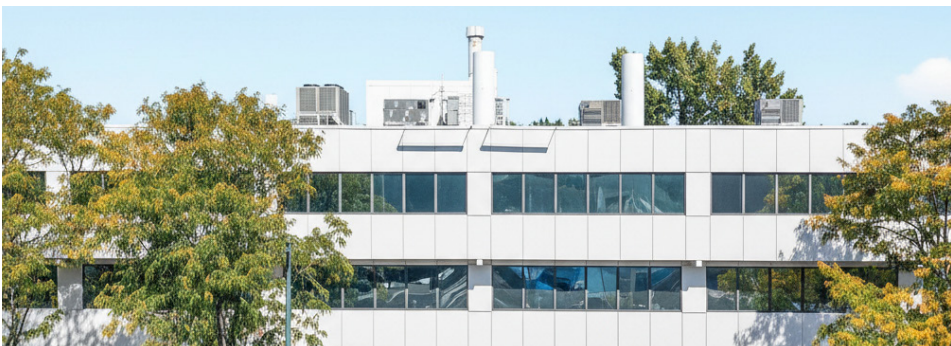


AVAILABLE SUITES



Suite 312, (750 SF)

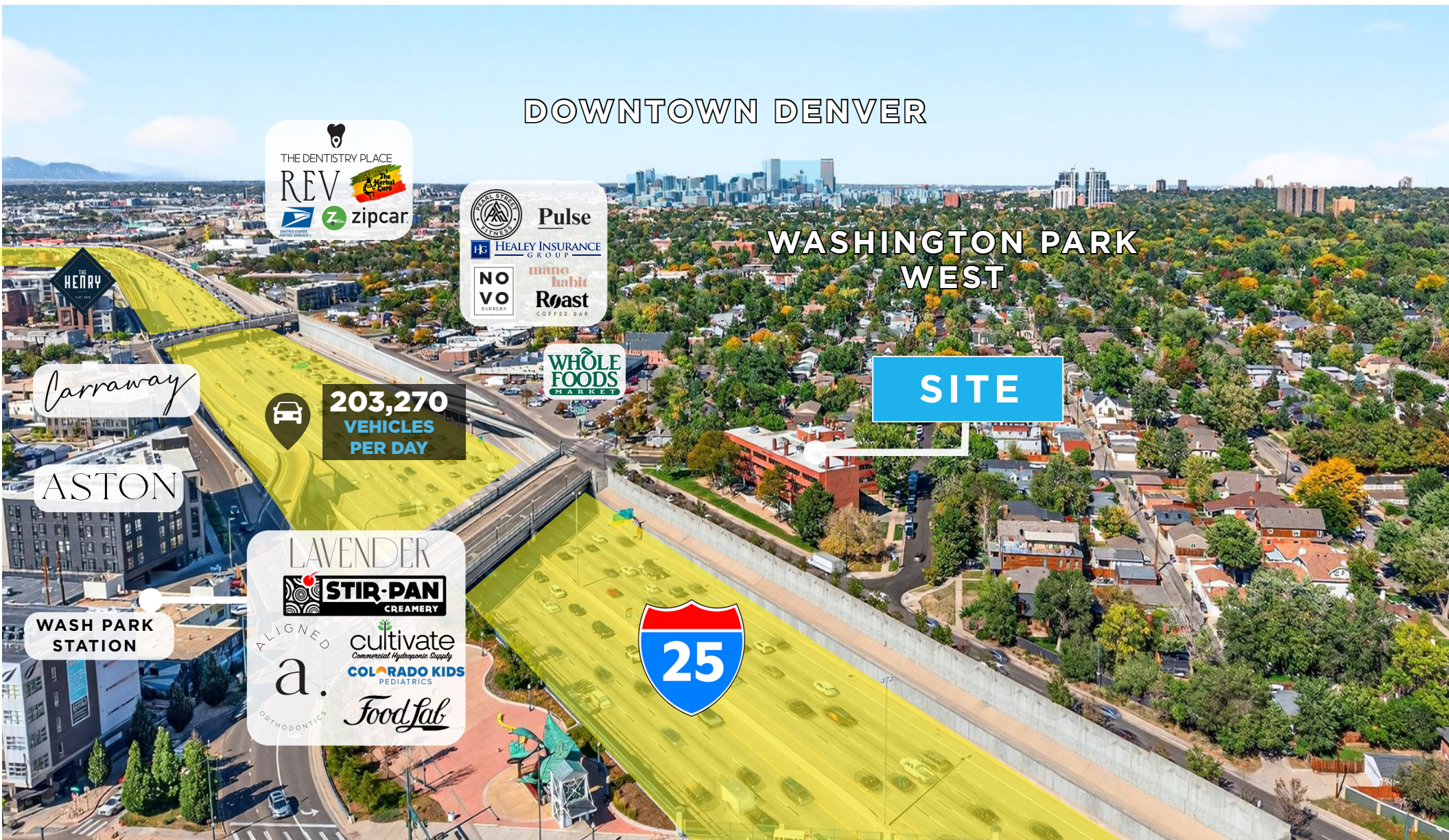
- Renovated at the beginning of 2025.
- West facing Views.
- Open space with one private office.



NEIGHBORHOOD MAP



NEIGHBORHOOD MAP



DOWNTOWN DENVER

WASHINGTON PARK WEST

SITE

203,270
VEHICLES
PER DAY



Carraway

ASTON

WASH PARK STATION

MARKET OVERVIEW

METROPLEX GROWTH - **QUALITY OF LIFE**

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

METROPLEX GROWTH - **DEMOGRAPHICS**

The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



POPULATION

2.9M

GROWTH 2022-2027*
5.6%



HOUSEHOLDS

1.2M

GROWTH 2022-2027*
6.3%



MEDIAN AGE

37.0

U.S. MEDIAN
38.6



MEDIAN
HOUSEHOLD
INCOME

\$85,800

U.S. MEDIAN
\$66,400

MARKET OVERVIEW



340,049
Total Population
Within 5 Miles



\$108,037
Average Household Income
Within 5 Miles



179,017
Employees
Within 1 Mile

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