

For Lease



HISTORIC OFFICE BUILDING IN THE HEART OF DENVER'S GOLDEN TRIANGLE

1325 DELAWARE STREET
DENVER, CO 80204

BUILDING FEATURES:

- BUILT IN 1911; THOUGHTFULLY CONVERTED FOR PROFESSIONAL OFFICE USE
- SITUATED ON A 3,045 SF LOT WITH STRONG STREET PRESENCE
- RICH ARCHITECTURAL DETAILS INCLUDING ORIGINAL WOOD DOORS, TRIM, AND BASEBOARDS
- HARDWOOD FLOORING
- FUNCTIONAL KITCHENETTE
- BALCONY OFFERING ADDITIONAL WORKSPACE OR BREAK AREA
- MULTIPLE PRIVATE OFFICES, MEETING AREAS, AND FLEXIBLE LAYOUT OPTIONS
- SUITABLE FOR PROFESSIONAL SERVICES, CREATIVE FIRMS, BOUTIQUE AGENCIES, OR ORGANIZATIONS SEEKING A DISTINCTIVE ENVIRONMENT



Available 2,072 SF STAND-ALONE
OFFICE BUILDING

\$2,900 MONTHLY /
(\$16.80 PSF MODIFIED GROSS)
PLUS UTILITIES & TRASH

Discover a rare opportunity to lease a beautifully restored Victorian office building in one of Denver's most culturally significant and centrally located districts. The property is positioned within the Golden Triangle Creative District, offering convenient access to the Denver Art Museum, Civic Center, and numerous cultural, professional, and governmental destinations.

CONTACT US:

Tyler Morrison

Broker Associate

983-444-3118

Tyler@trinityteamre.com

Eric Fritzke

Commercial Broker Associate

303-539-7661

Eric@trinityteamre.com

Hope Sawyer

Commercial Broker Associate

303-539-5573

Hope@trinityteamre.com

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A Distinctive Office Opportunity

1325 Delaware St offers the charm of a historic Victorian paired with the functionality required by today's office users. Its character-rich interior, boutique scale, and central location make it an exceptional leasing opportunity in one of Denver's most desirable urban districts.

LOCATION & NEIGHBORHOOD

The Golden Triangle is a cultural and civic hub featuring museums, galleries, restaurants, and public institutions. The area attracts a diverse mix of professionals, residents, and visitors, supported by strong demographics and ongoing redevelopment.

The location provides convenient connectivity to downtown Denver, Cherry Creek, and major transportation corridors, offering visibility and accessibility for clients and staff.



DEMOGRAPHICS & AREA STRENGTHS

- Strong daytime population driven by government, legal, creative, and professional sectors
- Significant residential growth with high-income households and modern multifamily developments
- Consistent activity generated by cultural attractions and civic destinations
- Established business community with a blend of professional offices, nonprofits, and creative enterprises



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Demographic Summary Report

1325 Delaware St, Denver, CO 80204

Building Type: **Class C Office** Total Available: **0 SF**
 Class: **C** % Leased: **100%**
 RBA: **2,100 SF** Rent/SF/Yr: **-**
 Typical Floor: **766 SF**



| Radius | 1 Mile | 5 Mile | 10 Mile |
|---|---------------|----------------|----------------|
| Population | | | |
| 2029 Projection | 45,448 | 513,001 | 1,485,629 |
| 2024 Estimate | 44,250 | 506,889 | 1,469,737 |
| 2020 Census | 41,092 | 505,011 | 1,466,845 |
| Growth 2024 - 2029 | 2.71% | 1.21% | 1.08% |
| Growth 2020 - 2024 | 7.69% | 0.37% | 0.20% |
| 2024 Population by Hispanic Origin | 7,894 | 144,195 | 443,740 |
| 2024 Population | 44,250 | 506,889 | 1,469,737 |
| White | 31,776 71.81% | 327,726 64.65% | 893,805 60.81% |
| Black | 2,971 6.71% | 27,956 5.52% | 100,524 6.84% |
| Am. Indian & Alaskan | 390 0.88% | 6,503 1.28% | 23,094 1.57% |
| Asian | 1,687 3.81% | 15,129 2.98% | 53,146 3.62% |
| Hawaiian & Pacific Island | 16 0.04% | 173 0.03% | 1,276 0.09% |
| Other | 7,410 16.75% | 129,402 25.53% | 397,892 27.07% |
| U.S. Armed Forces | 7 | 315 | 1,110 |
| Households | | | |
| 2029 Projection | 28,191 | 241,373 | 630,013 |
| 2024 Estimate | 27,407 | 238,272 | 623,362 |
| 2020 Census | 25,296 | 236,670 | 621,239 |
| Growth 2024 - 2029 | 2.86% | 1.30% | 1.07% |
| Growth 2020 - 2024 | 8.35% | 0.68% | 0.34% |
| Owner Occupied | 5,647 20.60% | 98,472 41.33% | 307,225 49.29% |
| Renter Occupied | 21,760 79.40% | 139,800 58.67% | 316,137 50.71% |
| 2024 Households by HH Income | 27,406 | 238,273 | 623,363 |
| Income: <\$25,000 | 6,022 21.97% | 39,127 16.42% | 92,864 14.90% |
| Income: \$25,000 - \$50,000 | 4,218 15.39% | 35,475 14.89% | 109,900 17.63% |
| Income: \$50,000 - \$75,000 | 4,215 15.38% | 36,185 15.19% | 103,179 16.55% |
| Income: \$75,000 - \$100,000 | 3,195 11.66% | 27,435 11.51% | 79,780 12.80% |
| Income: \$100,000 - \$125,000 | 2,170 7.92% | 20,701 8.69% | 62,627 10.05% |
| Income: \$125,000 - \$150,000 | 2,034 7.42% | 20,403 8.56% | 48,345 7.76% |
| Income: \$150,000 - \$200,000 | 2,551 9.31% | 24,504 10.28% | 57,614 9.24% |
| Income: \$200,000+ | 3,001 10.95% | 34,443 14.46% | 69,054 11.08% |
| 2024 Avg Household Income | \$97,634 | \$111,501 | \$102,549 |
| 2024 Med Household Income | \$70,591 | \$82,608 | \$76,798 |