



FOR LEASE

3,337-6,944 SF Office For Lease

1205 S. Platte River Drive #101 | Denver, CO 80223



CONTACT:

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UNIQUE PROPERTIES

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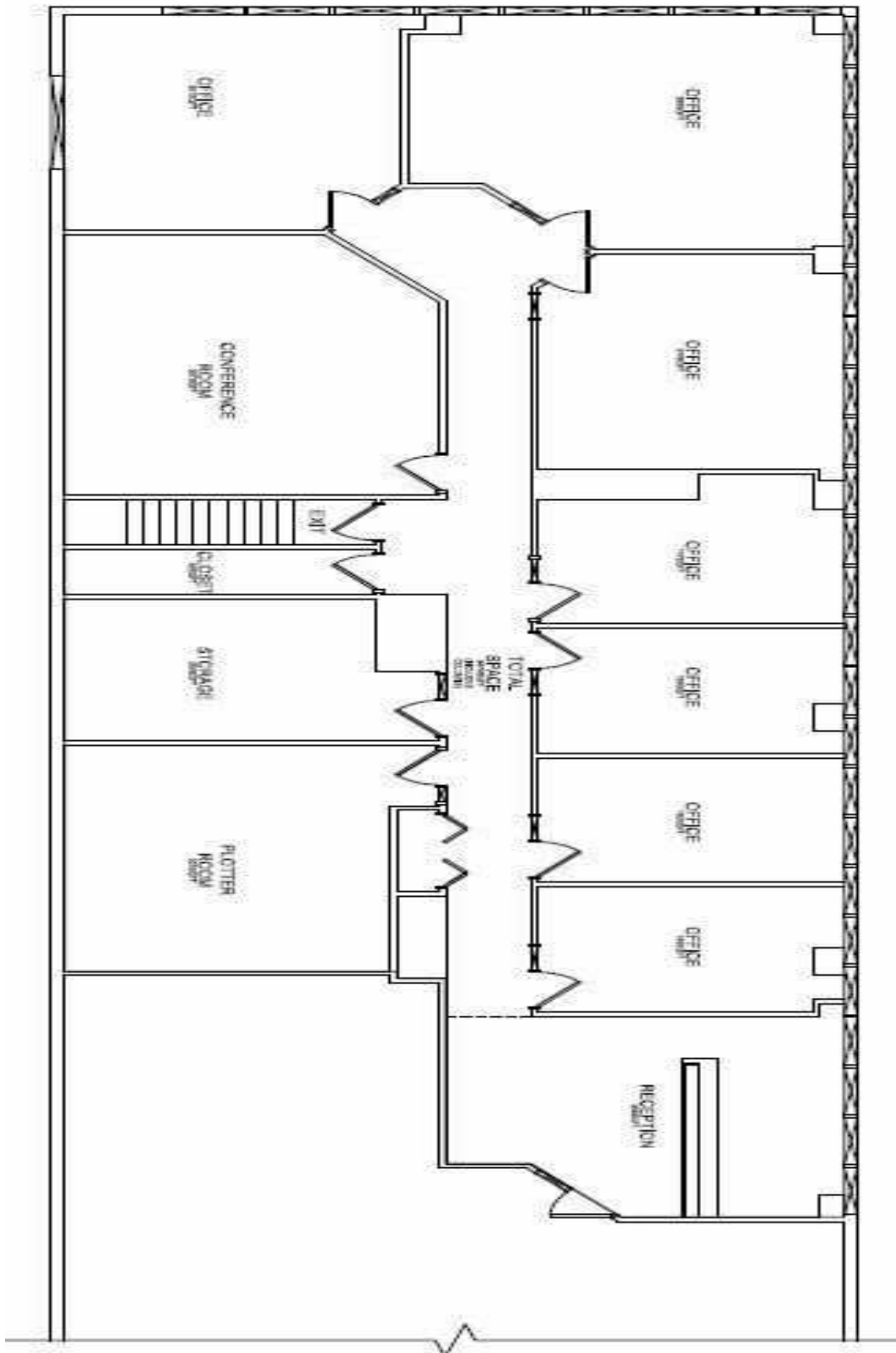
OFFERING SUMMARY

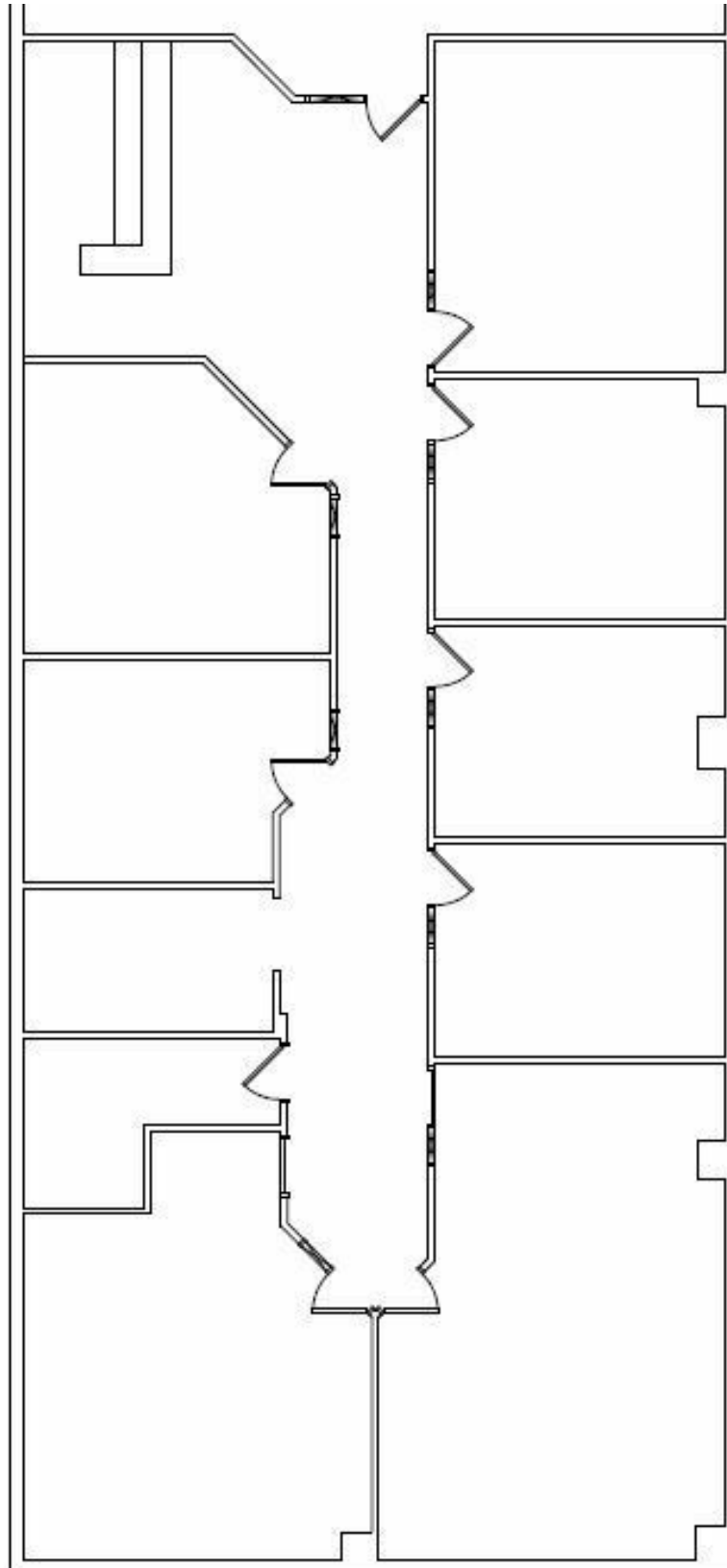
#200	3,607 SF
#201:	3,337 SF
#200-201	6,944 SF
Lease Rate:	\$14.00 SF/yr (Full Service)
Building Size:	40,594 SF
ADA Access:	No

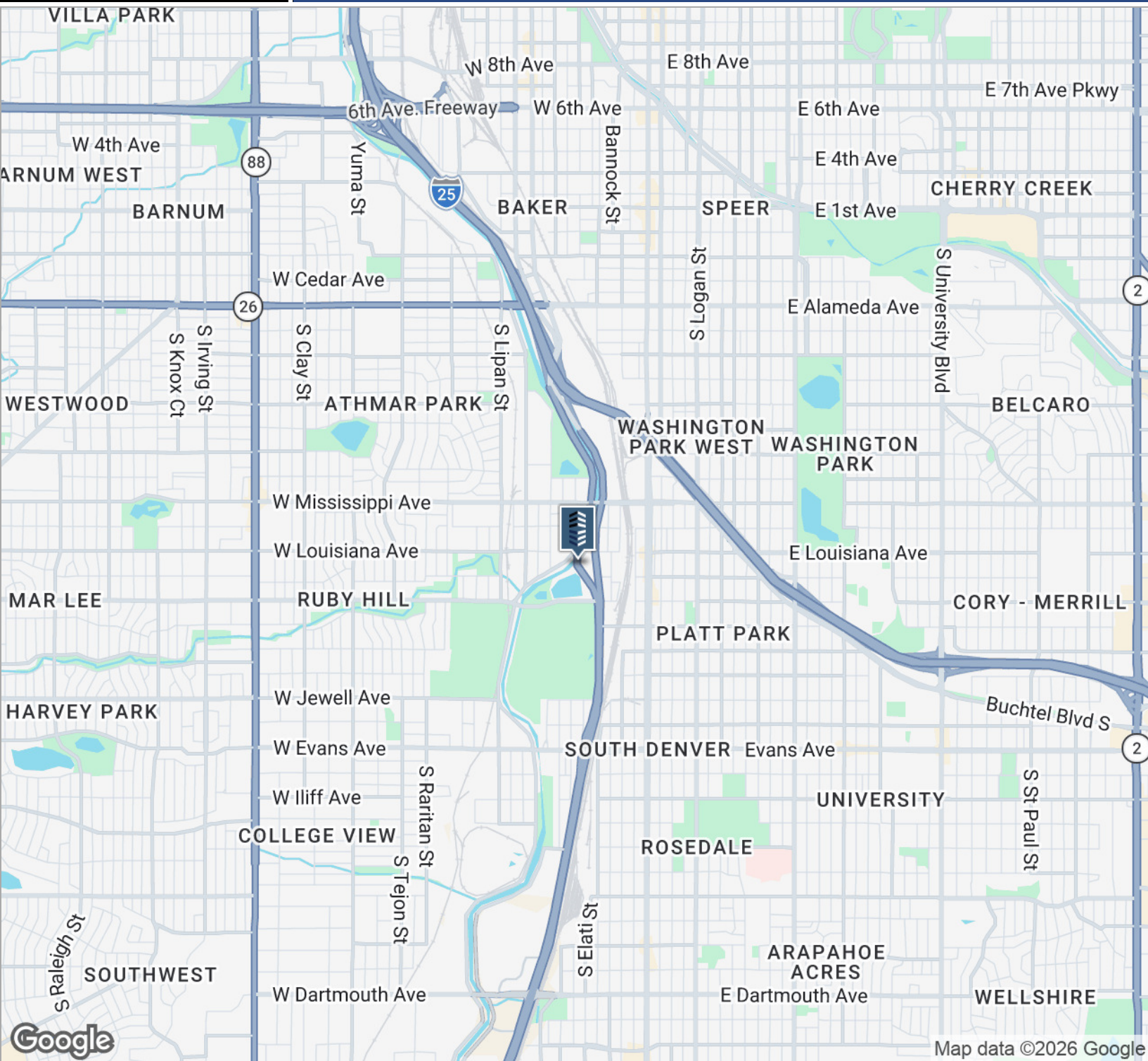
PROPERTY HIGHLIGHTS

- Suite #201 is 3,337 square feet
- Suite #200 is 3,607 square feet (sublease term through 5/31/2028 - longer terms are available)
- Suite #200-201 are contiguous for 6,944 square feet
- The \$14/sf lease rate includes all building expenses and utilities! (phone, internet and suite janitorial are NOT included)
- Located Just south of W. Mississippi Ave on S. Platte River Drive
- High speed internet available on site
- Ample off-street parking
- Suites have two sides of glass with lots of natural light.









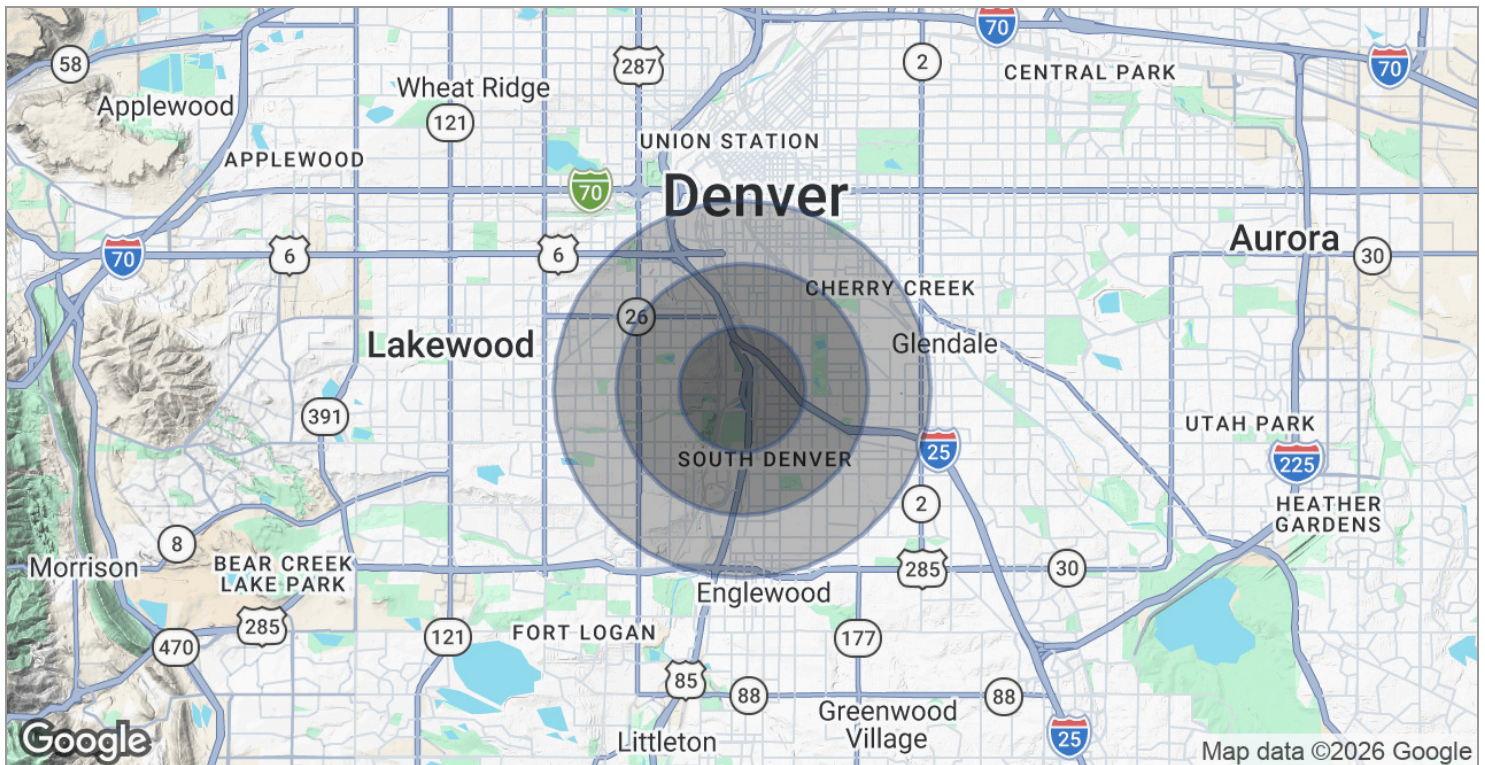
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	1 MILE	2 MILES	3 MILES
Total households	5,937	28,513	71,467
Total persons per hh	2.4	2.3	2.3
Average hh income	\$59,073	\$66,754	\$66,803
Average house value	\$185,624	\$296,976	\$358,585

	1 MILE	2 MILES	3 MILES
Total population	14,254	64,891	161,092
Median age	32.1	32.4	32.1
Median age (male)	31.4	32.0	32.0
Median age (female)	33.9	33.6	33.3



* Demographic data derived from 2020 ACS - US Census