

BOUTIQUE CREATIVE STUDIO | DESIGN OFFICE | GALLERY | AGENCY SPACE
FOR LEASE - \$25 SF/YR (NNN)



3475 W 1ST AVE - BARNUM DISTRICT

Denver, CO 80219



AVAILABLE SF

1,680 SF



PERFECT CREATIVE SPACE

3-5 PEOPLE



PARKING

5-6 PRIVATE
PARKING LOT

PROPERTY HIGHLIGHTS

- Modern and versatile, creative commercial space
- Prime location with ample visibility
- Easy access for clients and employees
- Newly remodeled space perfect for creative display or inspiration
- Dedicated parking available
- Convenient proximity to major transportation routes
- Open plan with double load in doors in back storage room



YEAR BUILT/RENO

1946/2021



ZONING

E-MX-2

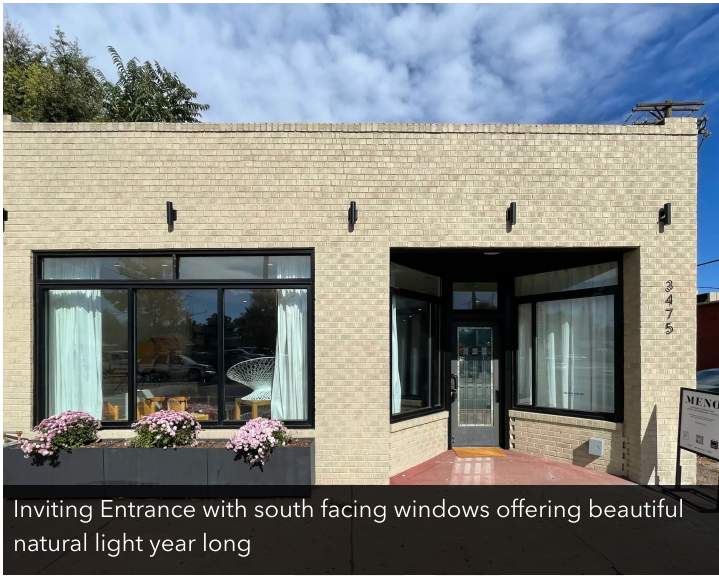
PROPERTY DESCRIPTION

Located along a prominent corridor in Denver's Barnum District, this modern and flexible commercial space offers an exceptional opportunity for architects, interior designers, marketing agencies, creative studios, production companies, and innovative office users seeking an inspiring environment to grow. With ample parking and convenient proximity to major transportation routes, including Highway 6 and I-25, commuting is a breeze. Just minutes from the Santa Fe Arts District, Downtown Denver and Design District. Surrounded by local coffee shops, restaurants, galleries and Denver's thriving creative community.

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.



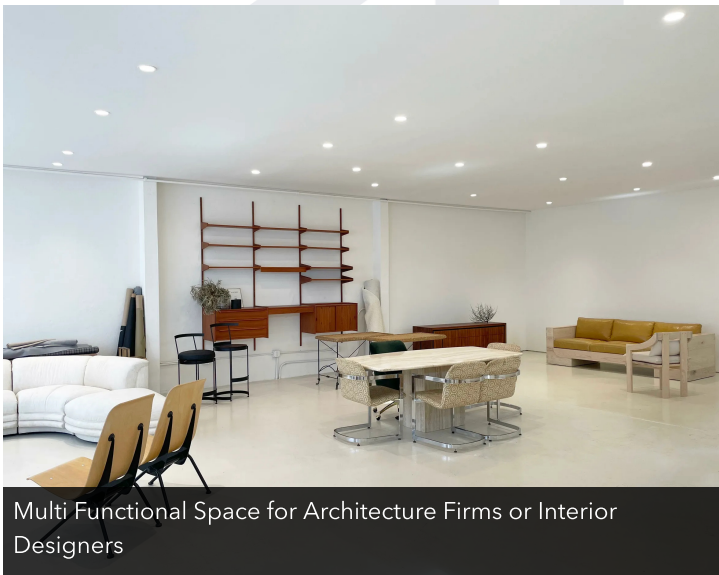
PHOTOS OF BUILDING



Inviting Entrance with south facing windows offering beautiful natural light year long



Perfect for an Art Gallery or a Photography Studio



Multi Functional Space for Architecture Firms or Interior Designers



Open floor plan with all efficient warm LEDs lighting inside and out



Use Your Imagination in This Space!



Beautiful Modern ADA Restroom

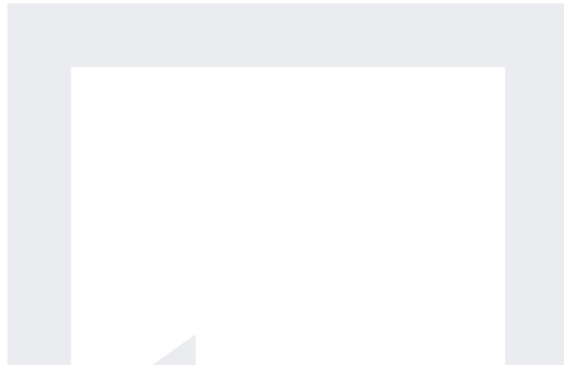
SHELLI MANGO

303.378.6864

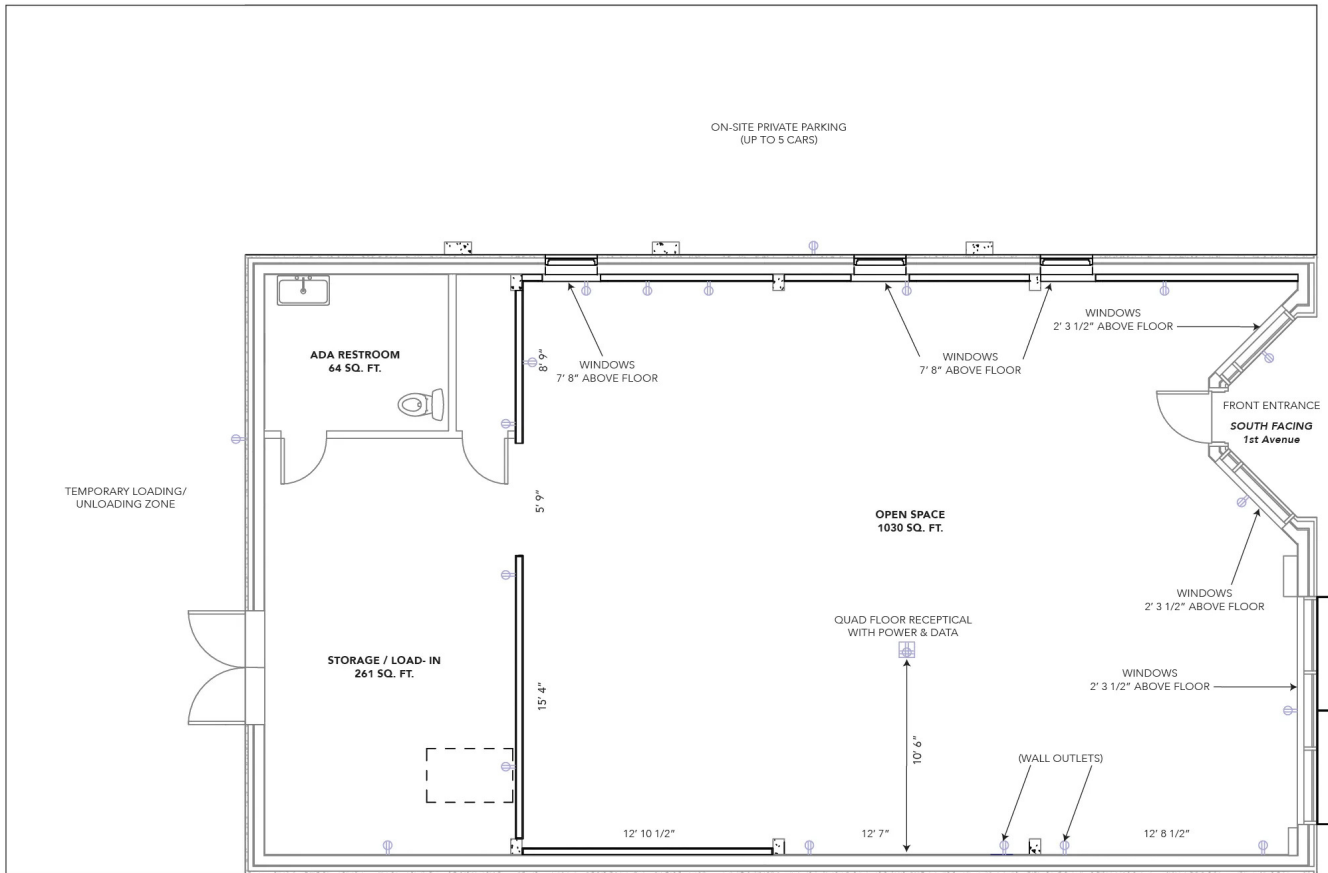
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**MADISON
COMMERCIAL
PROPERTIES**

FLOOR PLAN



EAST FACING
alley



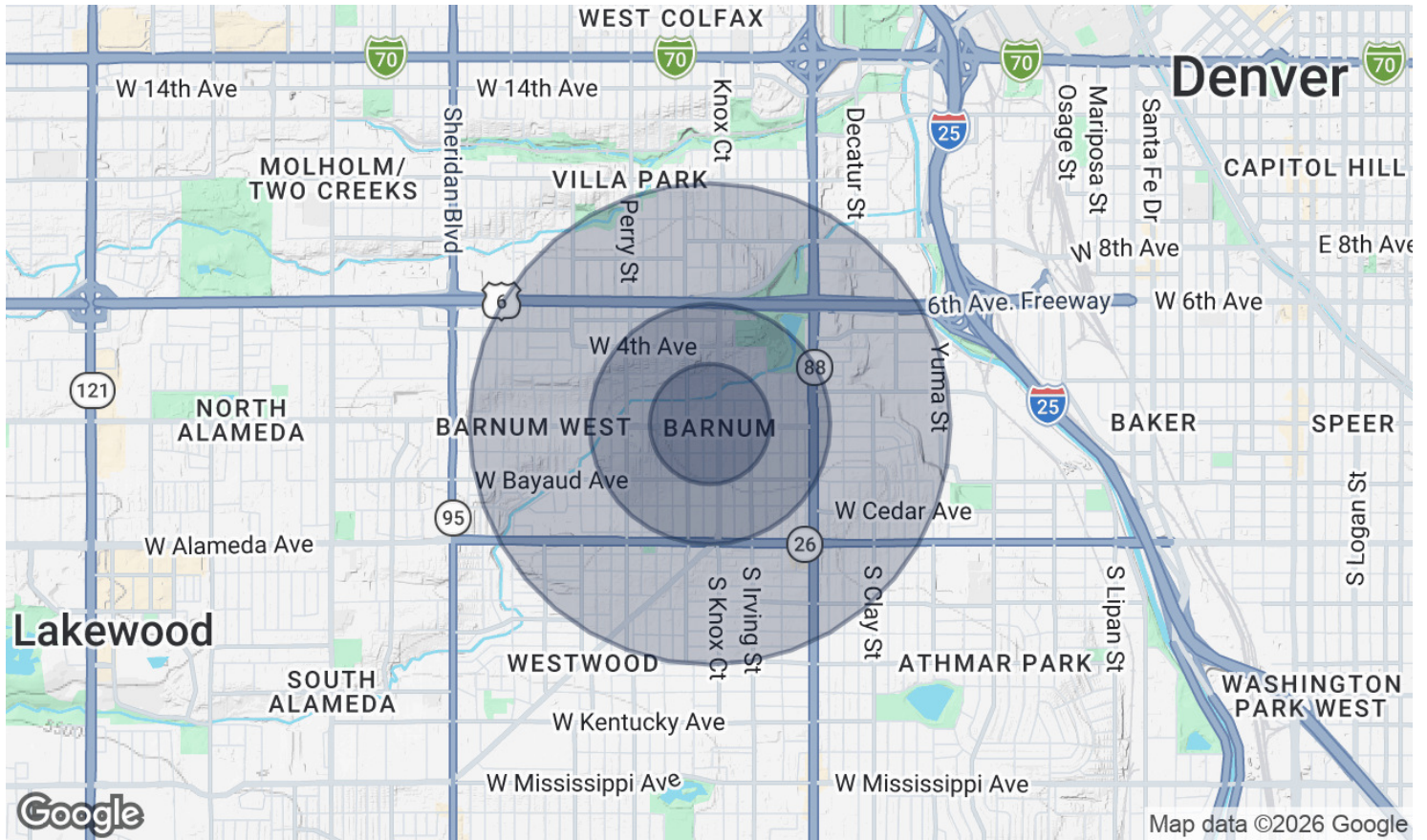
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,279	4,965	21,503
Average Age	38.1	39.6	35.9
Average Age (Male)	35.3	37.0	34.7
Average Age (Female)	38.4	39.4	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	487	1,898	7,924
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$69,799	\$75,910	\$78,404
Average House Value	\$402,060	\$406,476	\$419,293

2023 American Community Survey (ACS)

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