

SMALL OFFICE SPACE FOR LEASE



OFFICE SPACE FOR LEASE

970 Yuma Street, Denver, CO 80204

Available Space: 176 to 631 SF
Lease Rate: \$35/SF Gross



HENRY GROUP
REAL ESTATE

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MODERN OFFICE SPACE LESS THAN 2 BLOCKS FROM THE NEW BRONCOS STADIUM SITE

- **Renovated, Move-In Ready Creative Office:** Modernized suites with flexible layouts, abundant natural light, and design-forward environment.
- **Strategic Central Location with Strong Access:** Immediate connectivity to I-25 and 8th Avenue supports convenient commuting and accessibility for tenants and clients.
- **Amenity-Rich, Tenant-Focused Environment:** Shared conference rooms, private call rooms, and a fully equipped kitchen, complemented by high-speed WiFi and collaborative workspace design.
- **Wellness & Hospitality Offering:** On-site shower, sauna, and fitness area, along with curated perks like kombucha, nitro cold brew and flavored sparkling water
- **Flexible Small-Suite Leasing Opportunity:** Efficient suite sizes ideal for startups, creative firms, and small professional users seeking plug-and-play space.
- **Functional Access & Parking:** Ample street parking and rear roll-up door provide added convenience and versatility for a range of tenant uses.

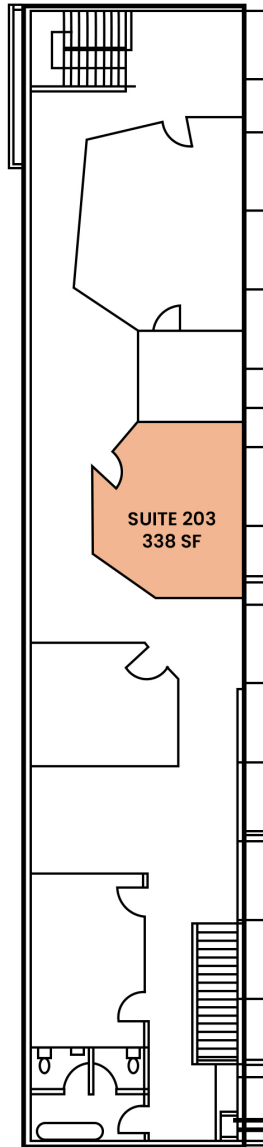
Available Space - \$35/SF Gross

SUITE	SQUARE FEET
Suite 100	423 SF
Suite 150	631 SF
Suite 175	176 SF
Suite 203	338 SF



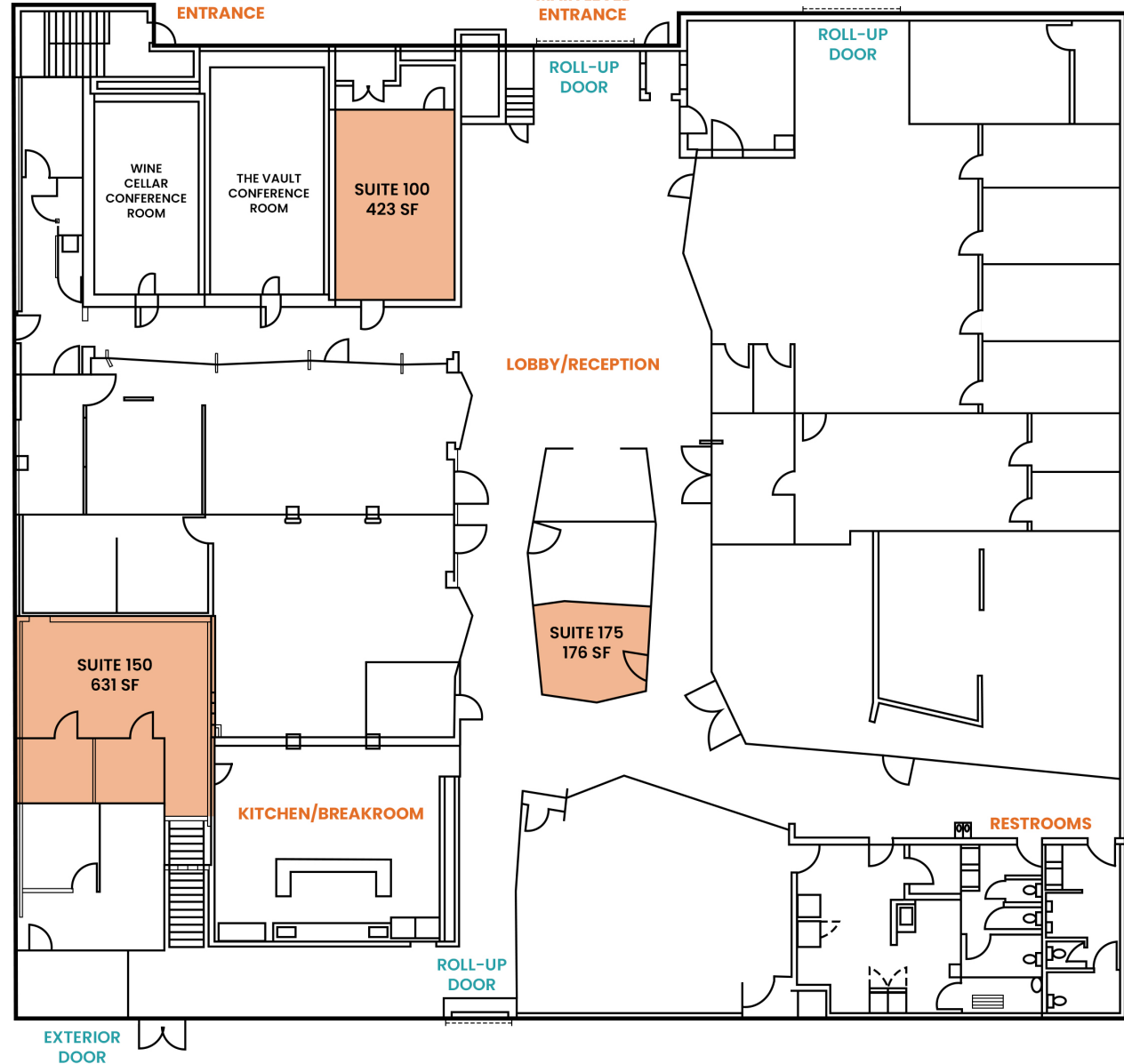
Property Address	970 Yuma Street, Denver, CO 80204
Lot Size	18,946 SF
Building Square Feet	21,570 SF
Rentable Square Feet	14,600 SF
Year Built/Renovated	1958/2018, 2023
Zoning	I-B
Lease Rate	\$35/ SF Gross
Available Space	176 SF to 631 SF

**2ND FLOOR
OFFICE**



**2ND LEVEL
ENTRANCE**

**MAIN LEVEL
ENTRANCE**









CENTRAL BUSINESS DISTRICT

DENVER CENTER FOR THE PERFORMING ARTS

COLORADO CONVENTION CENTER

CIVIC CENTER PARK

-  **DENVER PUBLIC LIBRARY**
-  **HISTORY COLORADO CENTER**
-  **DENVER ART MUSEUM**
-  **CLIFFORD STILL MUSEUM**

SUBJECT PROPERTY

FUTURE HOME OF DENVER BRONCOS STADIUM





POPULATION

	1 MILE	1.5 MILES	2 MILES
Total Population	12,998	42,495	106,020
Average Age	33	36	37
Average Age (Male)	33	36	37
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	2 MILES
Total Households	5,834	20,316	55,382
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$85,505	\$115,863	\$114,842
Average House Value	\$774,188	\$808,000	\$748,976

2020 American Community Survey (ACS)

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