

6,980 SF WAREHOUSE/OFFICE/FLEX/RETAIL FOR LEASE

1616 N FEDERAL BOULEVARD

DENVER, COLORADO 80204



FOR MORE INFORMATION

ALEX CLARK
SENIOR VICE PRESIDENT
720 375 5122
aclark@lee-associates.com

FOR LEASE
INDUSTRIAL / FLEX / OFFICE / RETAIL

2000 SOUTH COLORADO BOULEVARD | TOWER II, SUITE 380 | DENVER, COLORADO 80222 | lee-associates.com/denver

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Property Overview

Available 6,980 SF
Office: 4,330 SF
Warehouse: 2,650 SF

Lot Size 0.88 Acre ($\pm$ 38,332 SF)

Tenancy Multi

Buildings 1

Stories 1 (Partial basement warehouse)

Free Standing Yes

Zoning C-MX-5

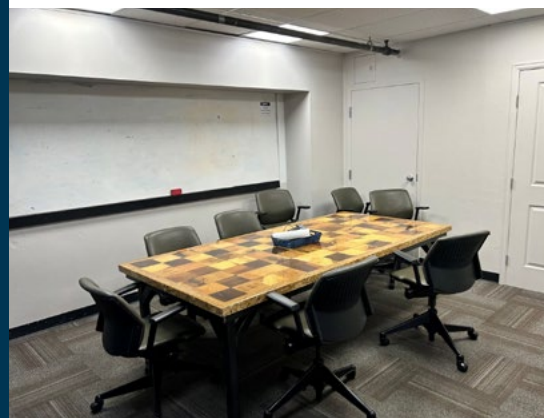
Built 1994

Power 3-Phase (TBV)

Parking Ample

Loading Doors 1 (8x10) Runs parallel to alley

Lease Rate: \$14.00/SF NNN



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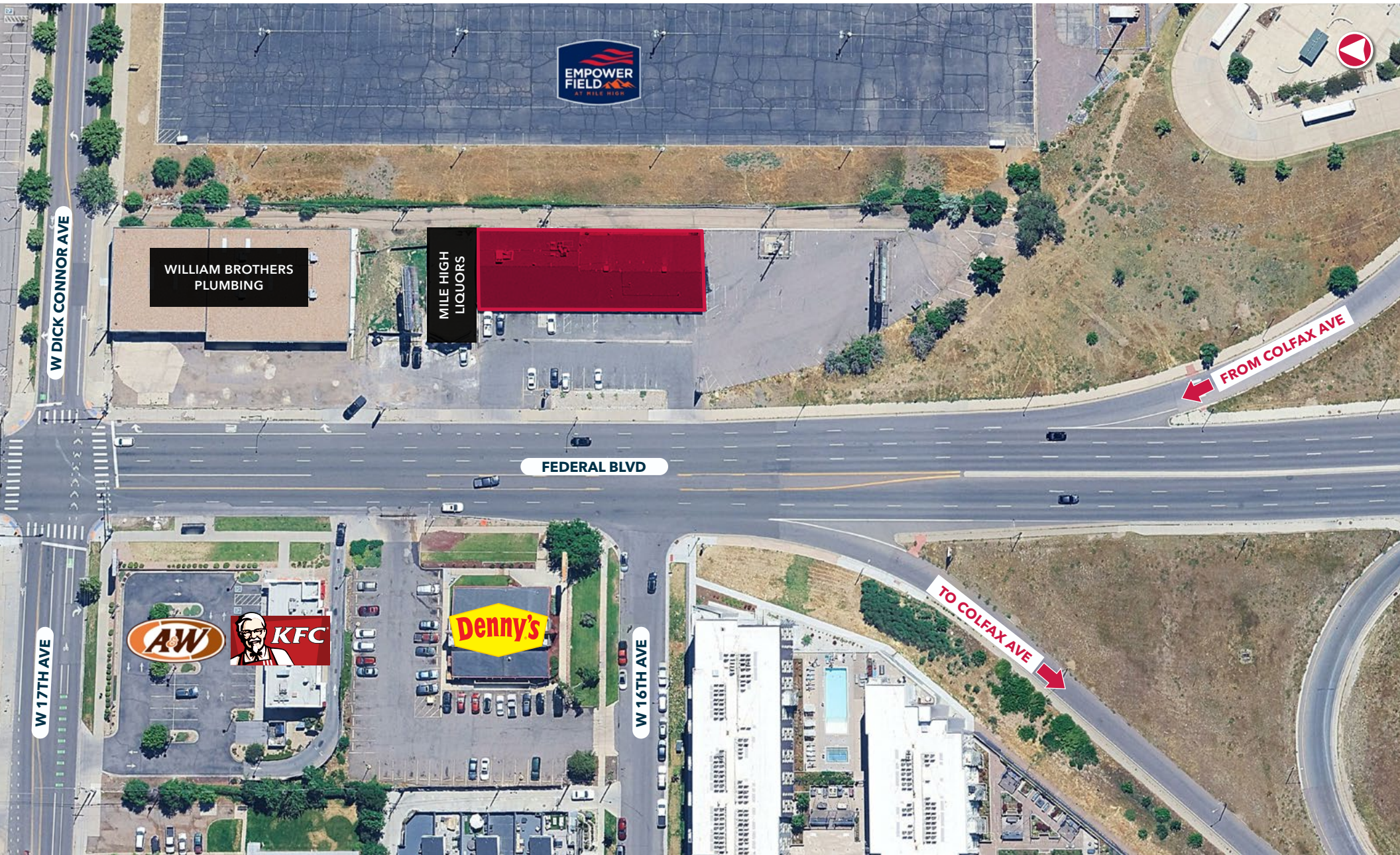
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Aerial Map



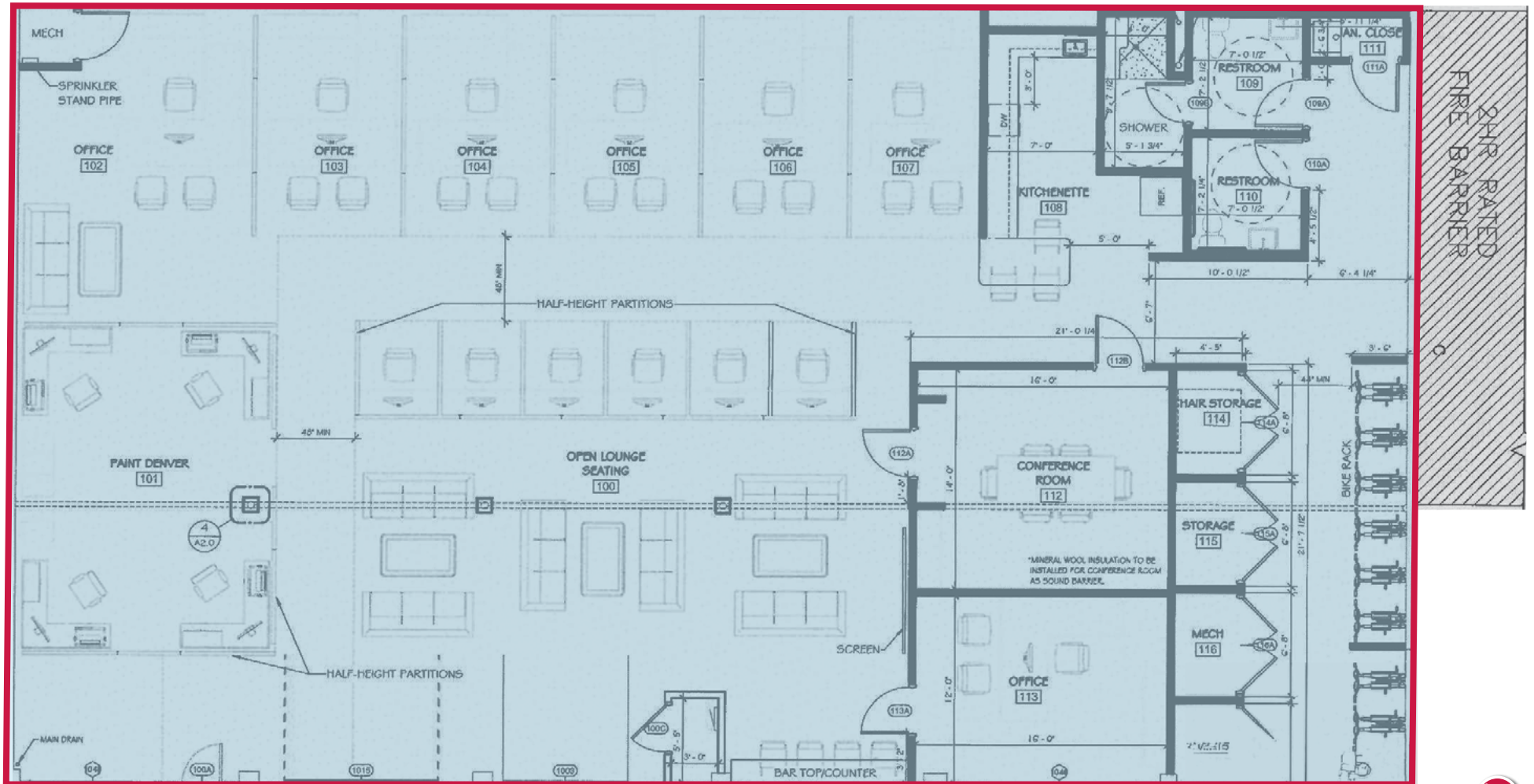
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Floor Plan

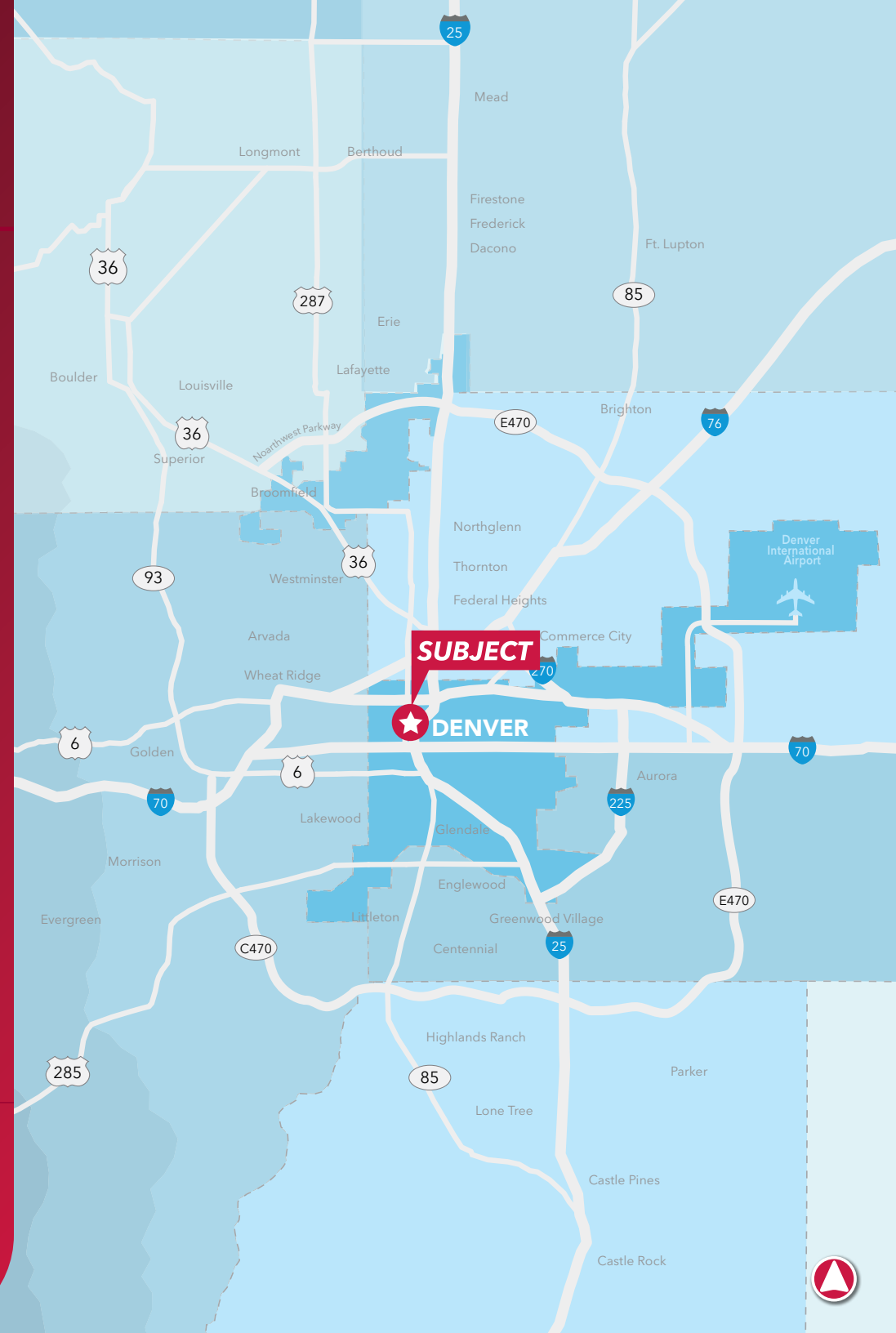
ONLY OFFICE LAYOUT – DOES NOT INCLUDE THE WAREHOUSE SPACE



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The location also offers excellent connectivity to Downtown Denver and the broader metro area, with Colfax Avenue and Federal Boulevard serving as two of the city's major transportation corridors. Nearby attractions and destinations include the stadium district, Meow Wolf, the Auraria higher-education campus, the Children's Museum of Denver, and additional cultural and recreational amenities along Denver's west side. For a business, investor, or property owner, the combination of high visibility, central Denver positioning, major nearby attractions, and access to established commercial corridors makes 1616 Federal Blvd a compelling location in an active and evolving part of the city.

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Demographics

	1 Mile	3 Miles	5 Miles
Population	22,429	250,287	497,117
Daytime Population	11,717	206,884	354,145
Households	10,771	125,460	232,763
Average HH Income	\$140,833	\$124,479	\$125,603
Median HH Income	\$110,131	\$95,372	\$95,848



497,117

Population

Within 5 Miles



3,092,037

Population

Metro Denver 2025



0.6%

Job Growth

Denver 2026

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