

FOR LEASE — FLEXIBLE SPACE OPTIONS

870 S. Lipan Street

Denver, Colorado 80223 · Baker / South Broadway Corridor

TOTAL AVAILABLE SF

5,130

sq ft (est.) — all or part

STARTING AT

\$6,000

/ month, full space

RATE / SF

\$14.03

per year (gross)

ZONING

I-MX-3

flex / industrial mix



AVAILABLE SPACES — LEASE ONE, TWO, OR ALL THREE

Office

Finished interior office space with windows, lighting, and HVAC. Ready for administrative, creative, or professional use.

2nd Floor

Shop / Storage

Ground-level warehouse with grade-level roll-up door. High clear height, open floor plan, interior lighting throughout.

Grade-Level Access

Yard

Fenced exterior yard with gated access. Suitable for vehicle parking, equipment staging, or outdoor material storage.

Gated & Secured

LEASE COMBINATIONS AVAILABLE

Office Only

Shop Only

Yard Only

Office + Shop

Office + Yard

Shop + Yard

Full Property — All Three

PROPERTY HIGHLIGHTS

- Grade-level roll-up door
- Fenced & gated yard
- Finished office buildout
- Ample on-site parking
- Easy I-25 highway access
- Central Denver — Baker neighborhood

LEASE TERMS

FULL SPACE RENT **\$6,000**

LEASE TYPE **Gross (taxes incl.)**

TOTAL SF (EST.) **5,130 SF**

AVAILABILITY **Immediate**

Pricing for individual spaces and partial combinations available upon request. Contact owner directly to discuss your specific needs.

CONTACT

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- Owner — Direct Contact