# FOR LEASE

## 3,337-6,944 SF Office For Lease

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

CONTACT:

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UNIQUE PROPERTIES

# LEASE OPPORTUNITY | OFFICE

## OFFERING SUMMARY

| | |
|---|---|
| **#200** | 3,607 SF |
| **#201:** | 3,337 SF |
| **#200-201** | 6,944 SF |
| **Lease Rate:** | $12 - 14 SF/yr (Full Service) |
| **Building Size:** | 40,594 SF |
| **ADA Acceess:** | No |

## PROPERTY HIGHLIGHTS

- Suite #201 is 3,337 SF for lease at $3,337 per month
- Suite #200 is 3,607 SF (sublease term through 5/31/2028 - longer terms are available) for lease at $4,208/mth
- Suite #200-201 are contiguous for 6,944 square feet
- The 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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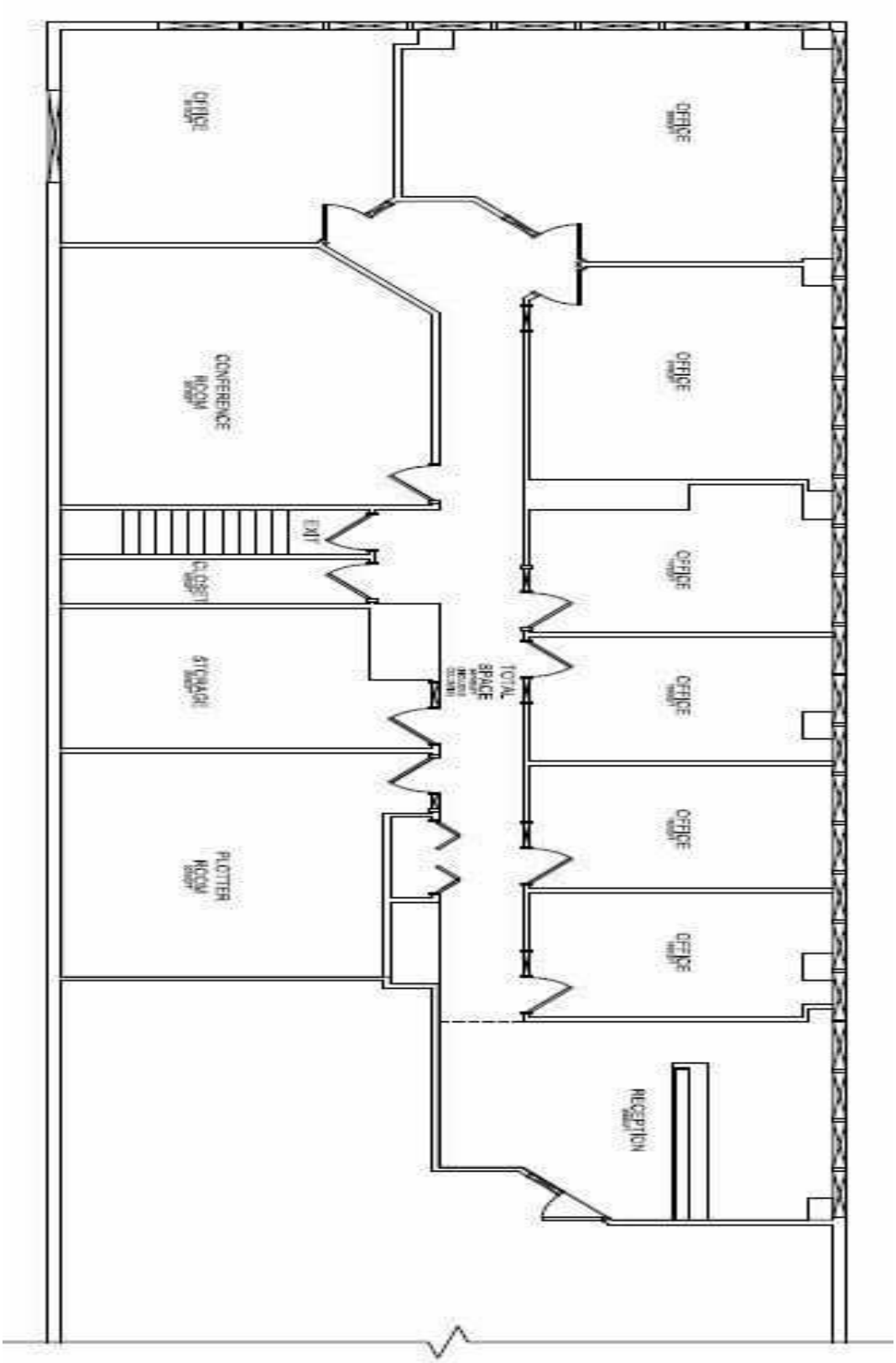
# SUITE #200

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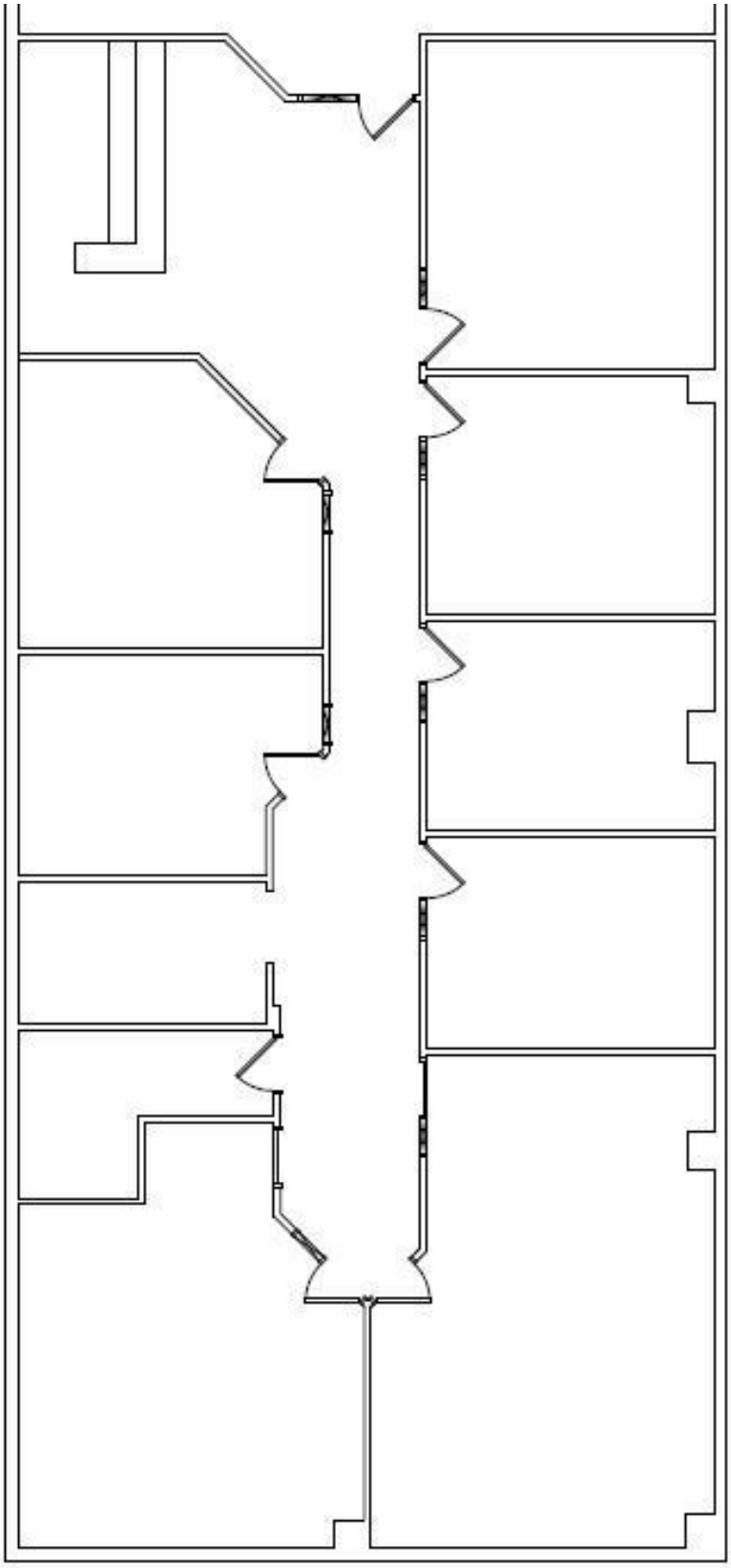
# SUITE #201



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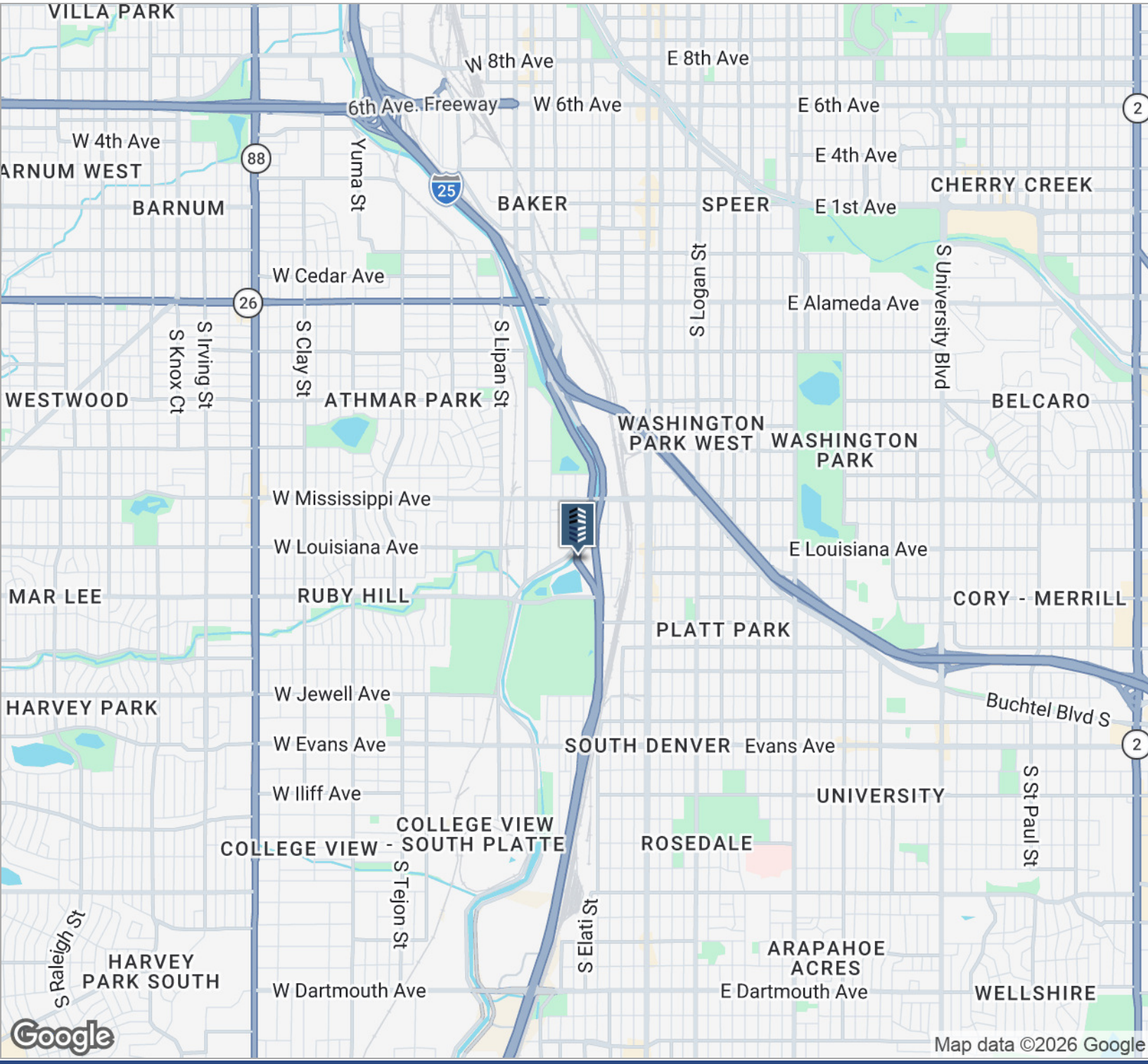
# OFFICE/SHOWROOM FOR LEASE

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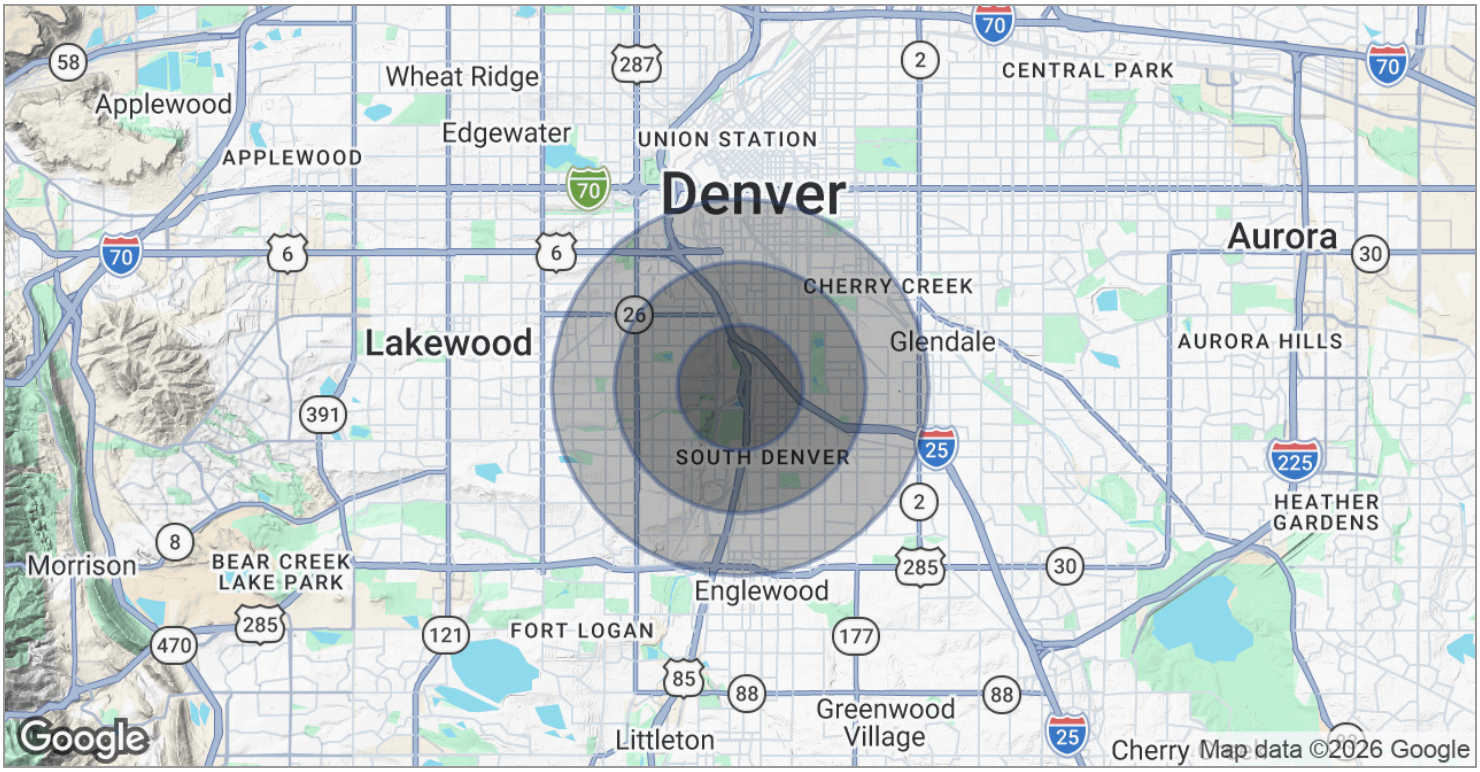
# OFFICE FOR LEASE

| | 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*

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