

2200

S FEDERAL BLVD

DENVER, CO 80219

\$18 ~~\$20~~/RSF (FULL SERVICE)

LEASE RATE

PRICE REDUCTION!



OFFICE/ MEDICAL SPACES

700, 900, & 2,735 RSF



PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

303.512.1162

pyeddis@uniqueprop.com

UNIQUE
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	2200 S Federal Boulevard Denver, CO 80219
Lease Rate	\$18.00/RSF (Full Service)
SF Available	700, 900, & 2,735 RSF
Building Size	11,381 SF
Lot Size	0.76 Acres
Year Built	1961
Parking	100 Free Surface Spaces (8.79/1,000)
Signage	Available
Zoning	B-4

PROPERTY DESCRIPTION

Rare, move in ready medical/ office space with high-visibility corner frontage, prominent signage, and abundant parking. Walkable to light rail and surrounding amenities. Suites available in flexible sizes of 700, 900, and 2,735 RSF at competitive rates.

- Available immediately
- Great corner lot
- Near light rail & restaurants
- Competitive rental rate
- Hard-to-find medical/ office space



AVAILABLE SPACES

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	700 – 2,735 SF	Lease Rate:	\$18.00/ RSF

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	700 SF	Full Service	\$1,050 per month	4 offices, reception area with sink and bathroom.
Suite 4	900 SF	Full Service	\$1,350 per month	5 offices, reception area with water bathroom.
Suite 6	900 SF	Full Service	\$1,350 per month	Large open area, main floor, with sink, bathroom and storage room.
Suite 7	2,735 SF	Full Service	\$4,103 per month	First floor medical space with 5 offices, and reception area.
Suite 2210	2,735 SF	Full Service	\$4,103 per month	Dental Ready Space with a conference room, 5 private office, and a bright open layout.

ADDITIONAL PHOTOS



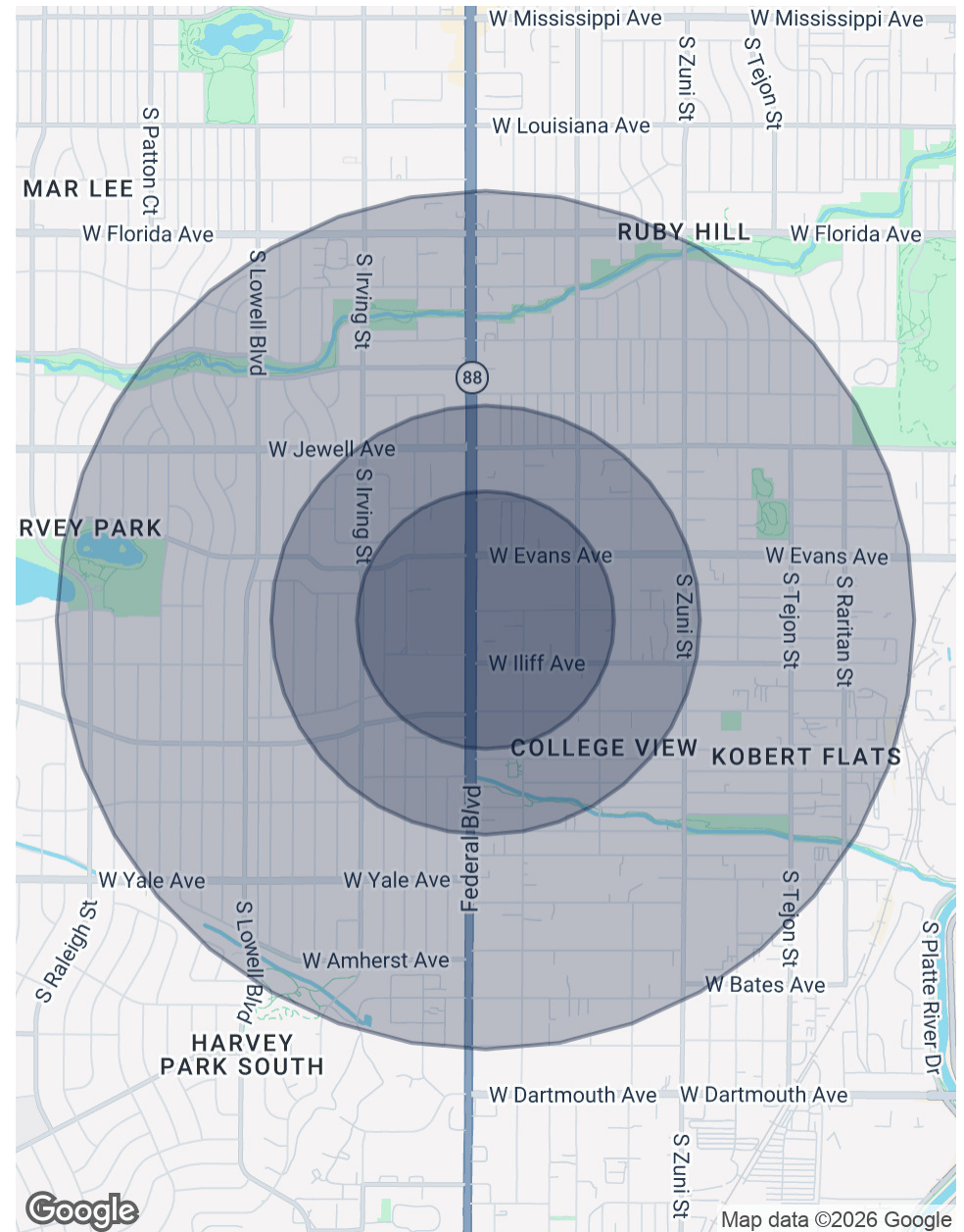
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,468	5,097	20,887
Average Age	36	37	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	447	1,658	7,021
# of Persons per HH	3.3	3.1	3
Average HH Income	\$119,054	\$101,829	\$93,996
Average House Value	\$455,918	\$467,298	\$520,102

TRAFFIC COUNTS	0.3 MILES	0.5 MILES	1 MILE
33,264 VPD	S Federal Blvd	W Warren Ave N	0.03 mi
30,407 VPD	S Federal Blvd	W Evans Ave N	0.09 mi
32,550 VPD	S Federal Blvd	W Evans Ave S	0.09 mi
32,087 VDP	S Federal Blvd	W Iliff Ave N	0.14 mi

2020 American Community Survey (ACS)



WHY DENVER?

Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

303.512.1162

pyeddis@uniqueprop.com