

6700 E. COLFAX AVE

Denver, CO 80220

FOR LEASE



PROPERTY DESCRIPTION

Freestanding building for lease

PROPERTY HIGHLIGHTS

- Newly constructed building
- Located in a popular, high density urban corridor
- Long term lease preferred (e.g. 10 years minimum)
- Hard corner location with great visibility, access and ample off street parking
- Prominent Building signage possible
- Owner will consider splitting building into 2 spaces
- Tenant Improvement Finish Dollars Available
- Landlord will modify building to suit Tenant's use
- High "open" ceilings with minimum 12'8" to joists
- Two (2) 400 Amp panels existing

OFFERING SUMMARY

Building Size: 7,443 SF

Lease Rate: \$17.00 SF/yr (NNN)



JEFFREY HIRSCHFELD, ED.D.

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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& CO. BROKERAGE INC.

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Total Population	22,661	189,644	519,975
2020 Average household income	\$117,515	\$104,101	\$93,871
Businesses	619	9,855	36,306
Employees	4,141	89,977	408,795

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT	
Monaco Pkwy. S of E. 14th Ave.	36,082/vpd
I-70 Business E of Magnolia St.	34,920/vpd
I-70 Business W of Newport St.	30,524/vpd

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