



FOR LEASE

3,600 SF Office/Showroom For Lease

1205 S. Platte River Drive #101 | Denver, CO 80223



CONTACT:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

#200 3,600 SF

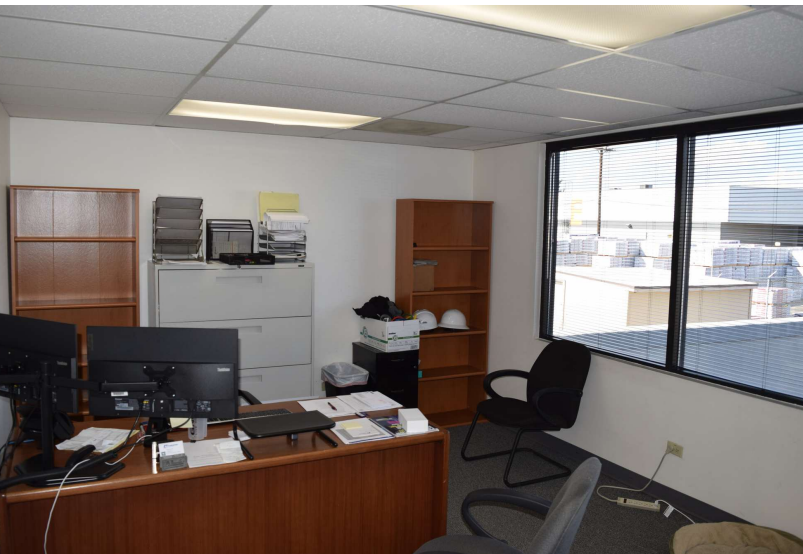
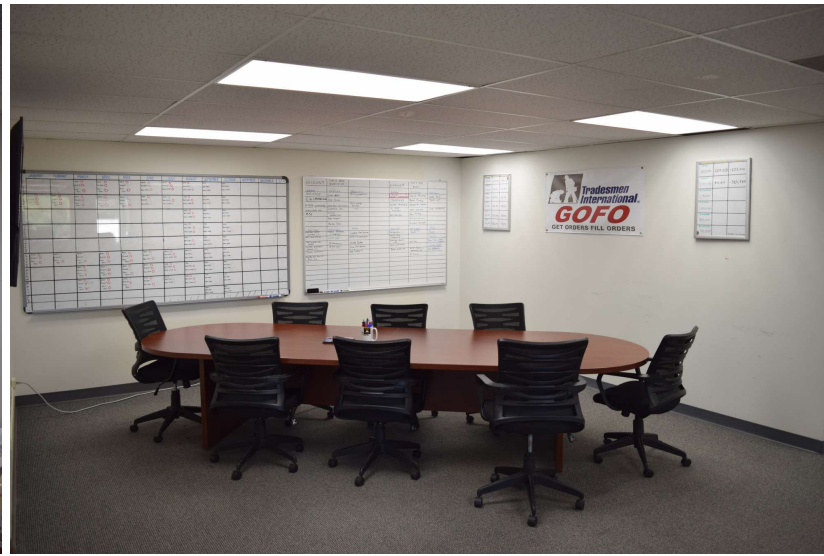
Lease Rate: \$15.00 SF/yr (Full Service)

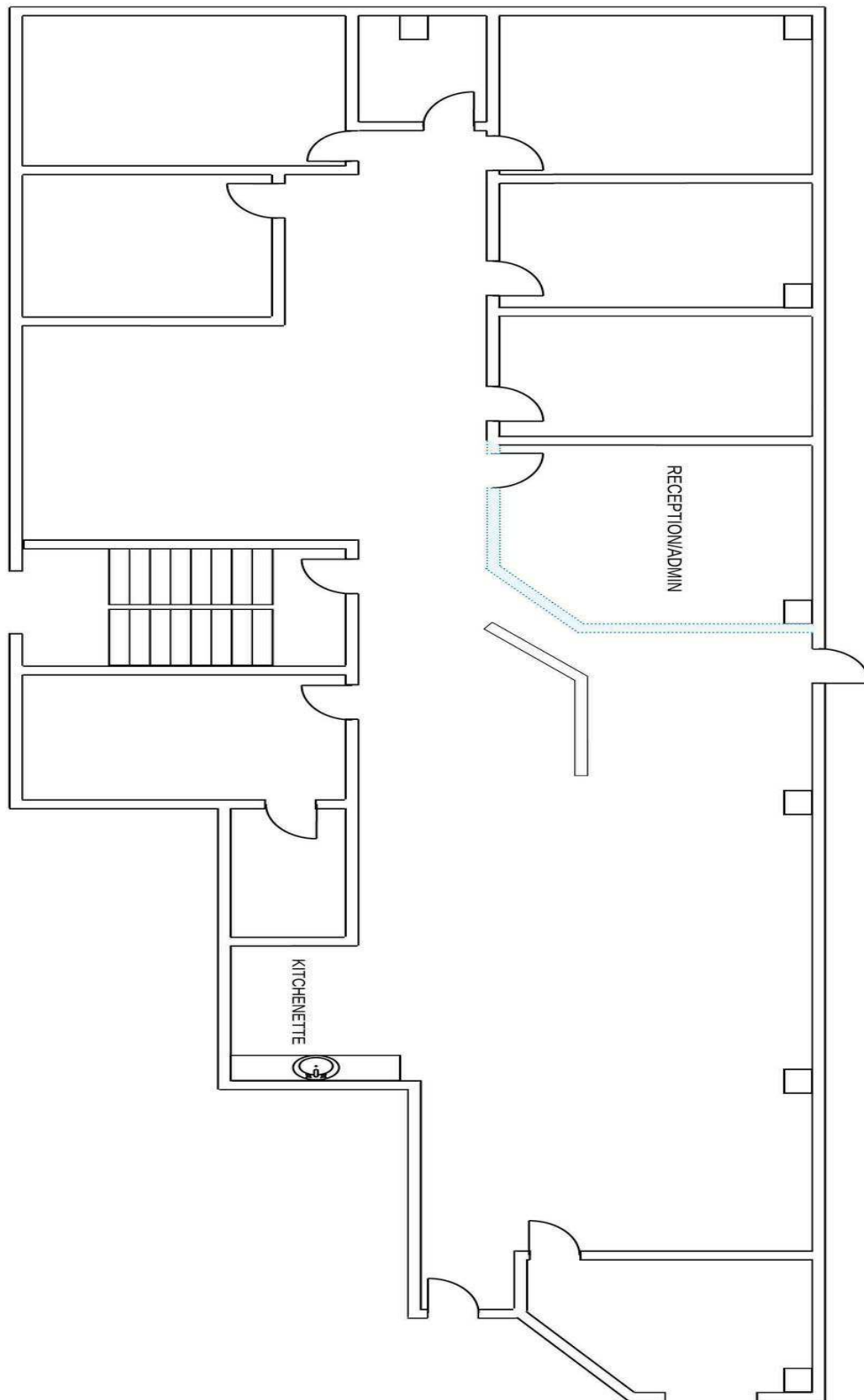
Building Size: 40,594 SF

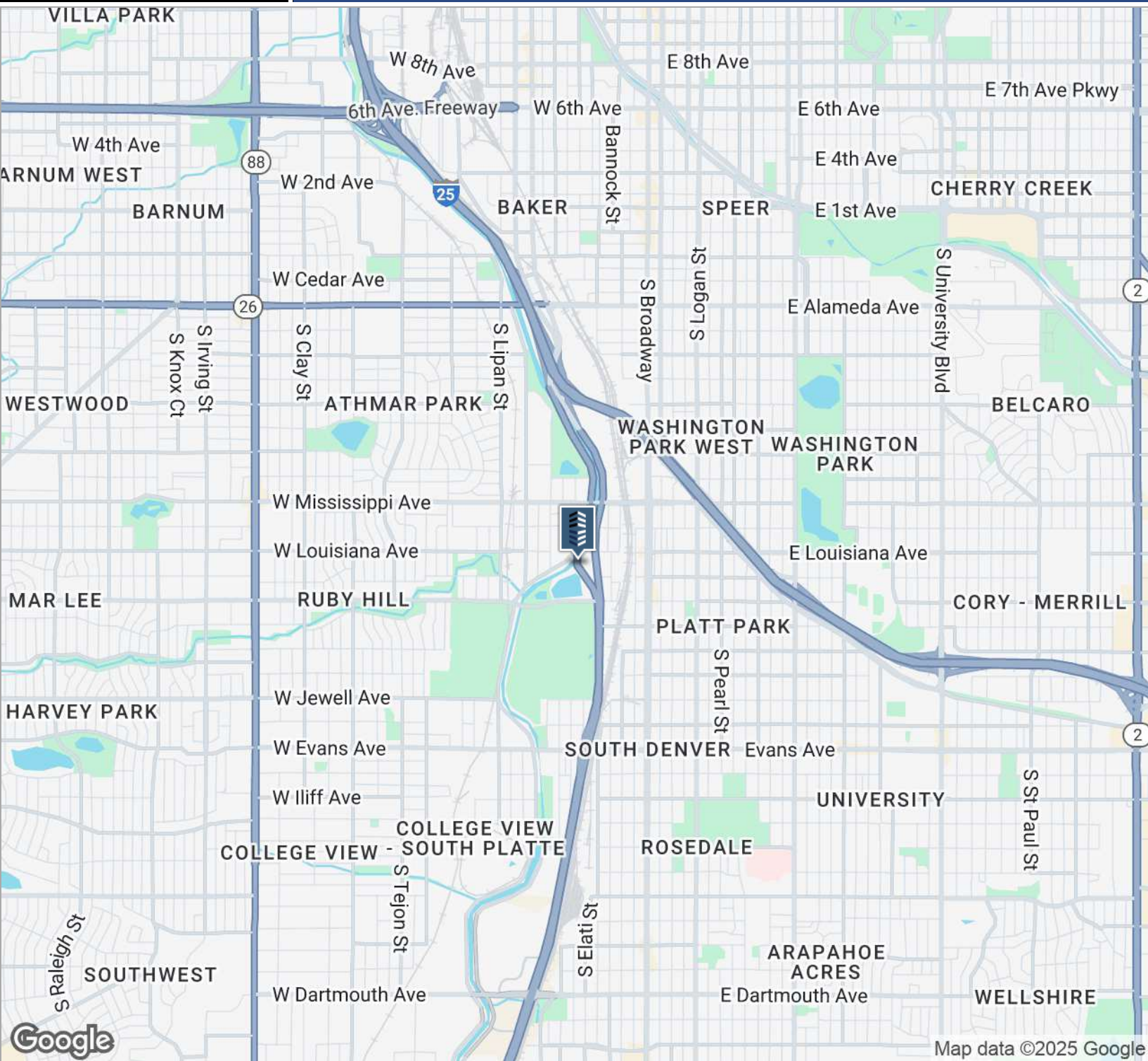
ADA Access: Yes

PROPERTY HIGHLIGHTS

- Suite #101 is 3,600 square feet.
- The \$15/sf 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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	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