

6445

**E. OHIO AVE.
Denver, CO 80224**

**SMALL OFFICES SPACES
FOR LEASE**

MOVE-IN READY!



PHILLIP A. YEDDIS

Executive Vice President

C:303.619.3603

O:303.512.1162

pyeddis@uniqueprop.com



FULL-SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12 PSF/yr (Full Service)
Building Size:	10,508 SF
Available SF:	392 – 575 SF
Lot Size:	0.49 Acres
Year Built:	1980
Zoning:	S-CC3X

PROPERTY OVERVIEW

- Lowest rental rate in the area
- Near RTD bus line
- Flexible lease terms
- Ample parking
- Move-in ready suites
- 24 hour building access
- Free surface parking
- Walk to nearby restaurants, retail, and banks
- Blocks from Leetsdale and Monaco
- Close to Cherry Creek Shopping Center

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

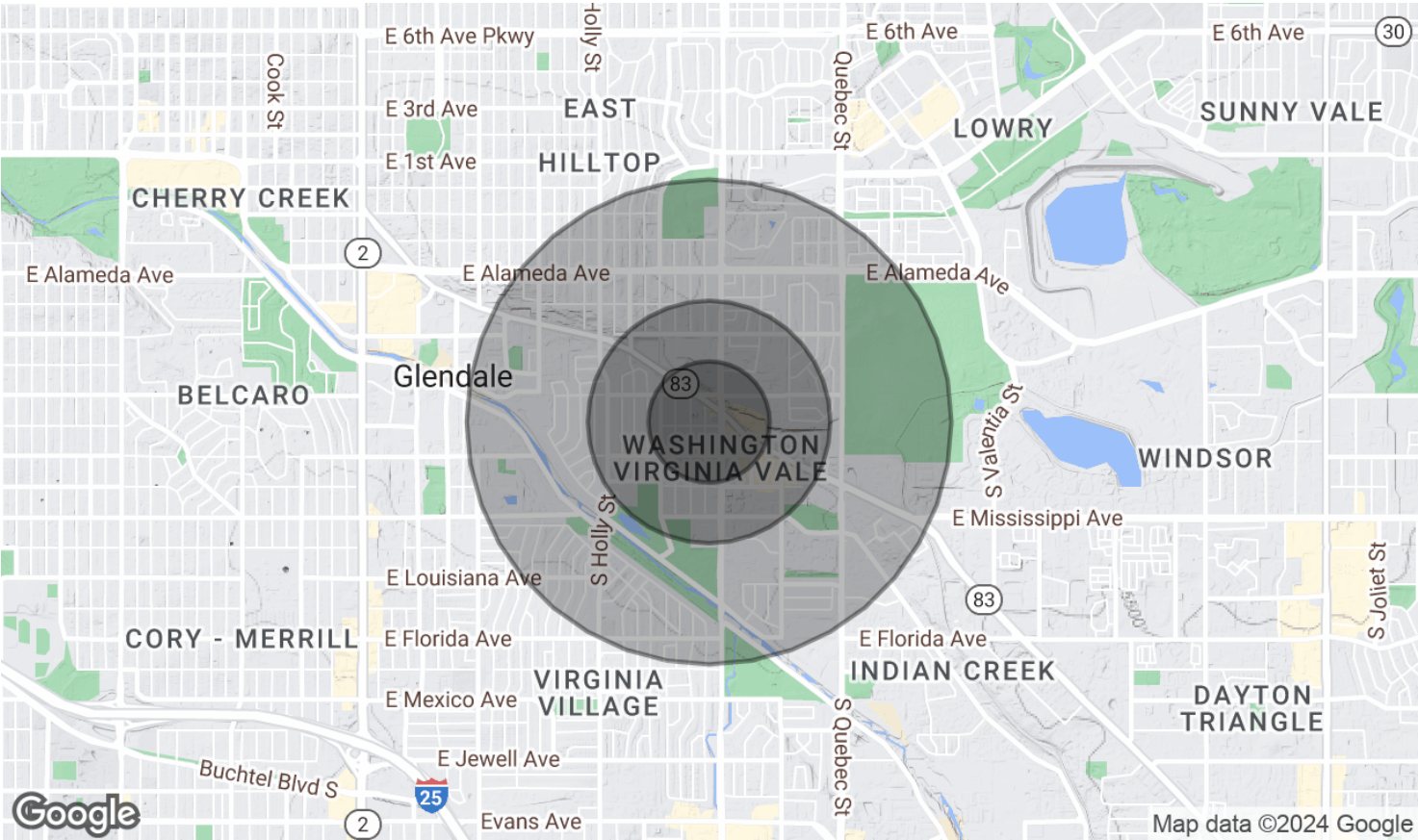
SPACES AVAIIABLE

SUITE	LEASE RATE	UNIT SIZE
150	\$575 month	575 RSF
350	\$392 month	392 RSF
250	LEASED! \$428 month	428 RSF



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,174	5,235	21,845
Average Age	40.0	38.4	36.9
Average Age (Male)	36.7	36.6	36.6
Average Age (Female)	47.6	44.0	38.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	486	2,322	10,278
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$83,342	\$79,644	\$82,911
Average House Value	\$334,808	\$396,119	\$419,931

2020 American Community Survey (ACS)

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.