

Flex/Warehouse/Showroom Units for Lease

5830 DOWNING STREET, DENVER, COLORADO 80216



Overview

Hoff and Leigh is proud to offer a rare variety of Flex/warehouse/showroom units for lease at 58th and Downing with easy access to I-25. We have anywhere from 1,500 SF to 7,500 SF available. These units are secured with a security gate, and each unit is complete with a bathroom, and a roll up door. Currently Units C-F are combined for 6,000 SF. However, we have the ability to combine the additional units for additional square footage. Reach out to Hoff and Leigh today for a private tour. [Zoning Use Chart](#)

Unit:	Size:	Lease Rate:
B	1,500 SF	\$18.00 SF/YR (Modified Gross)
B-F	7,500 SF	\$18.00 SF/YR (Modified Gross)
C	1,500 SF	\$18.00 SF/YR (Modified Gross)
C-D	3,000 SF	\$18.00 SF/YR (Modified Gross)
C-E	4,500 SF	\$18.00 SF/YR (Modified Gross)
C-F	6,000 SF	\$18.00 SF/YR (Modified Gross)
D	1,500 SF	\$18.00 SF/YR (Modified Gross)
E	1,500 SF	\$18.00 SF/YR (Modified Gross)
F	1,500 SF	\$18.00 SF/YR (Modified Gross)

Highlights

- Monument Signage on 58th
- Bathroom in Every Unit
- 12' High Drive-in Doors in Every Space
- 14' Clear Height
- Easy Access to I-25 and 58th Ave

Property Details



Lease Rate
\$18.00 SF/YR
(MG)



Space Available
1,500 - 7,500 SF



Zoning
I-1

Rev: December 31, 2024

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Lisa Langiewicz
C: 970.903.4198
O: 720.572.5187
LisaL@HoffLeigh.com



Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com



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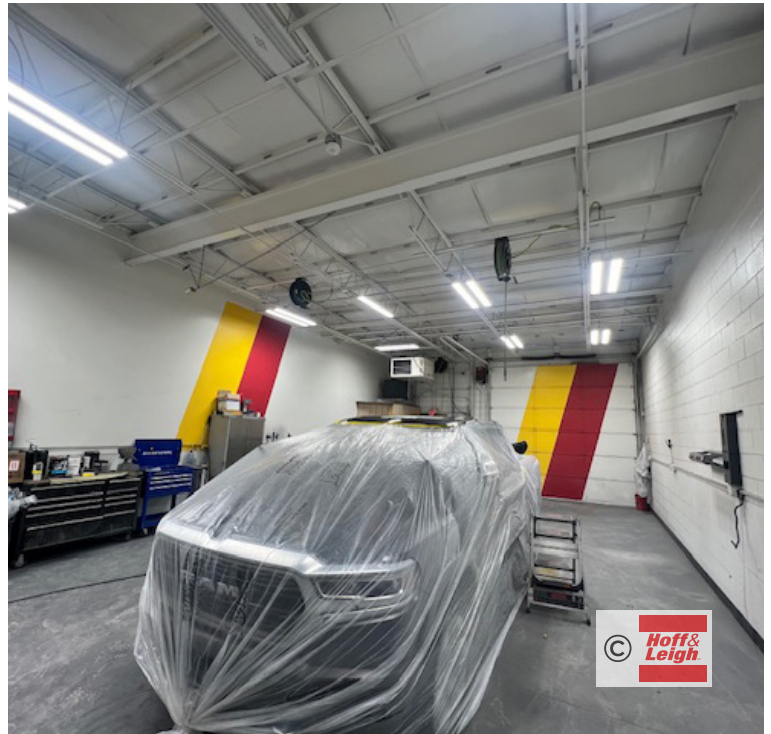
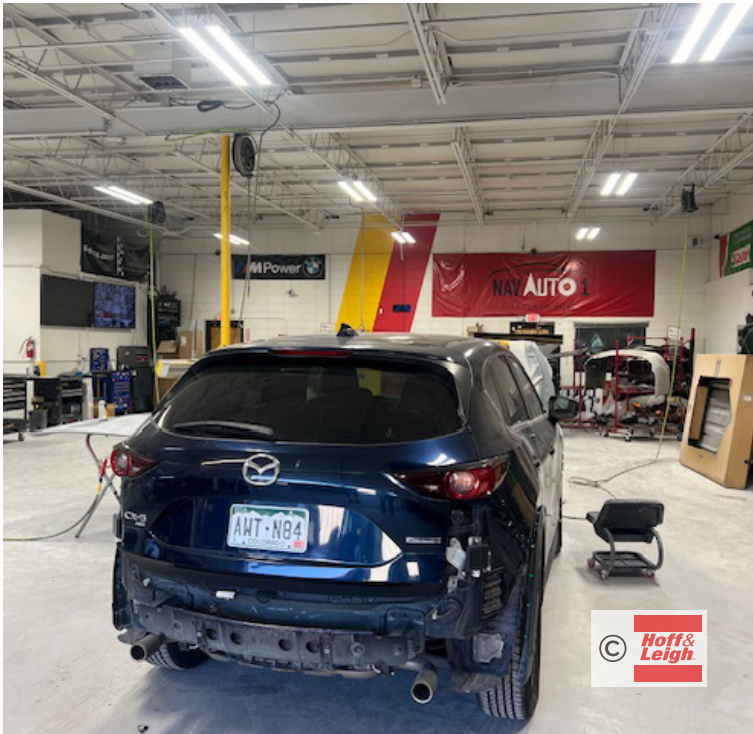


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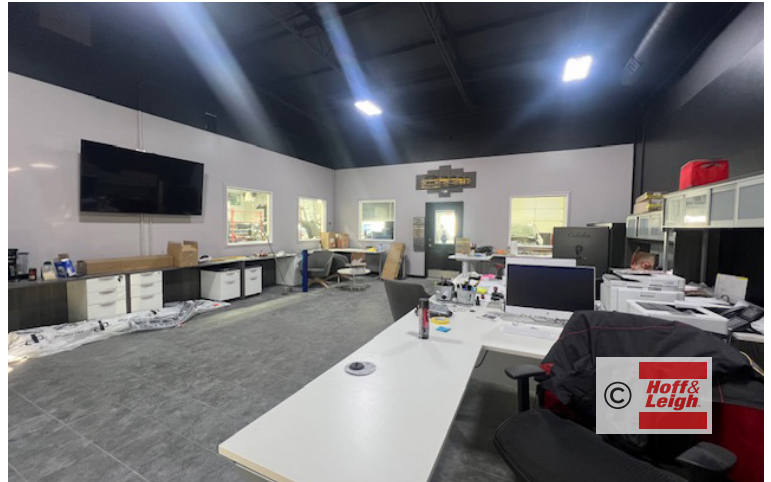


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5830 Downing St, Denver, Colorado, 80216 2

DEMOGRAPHICS



82,822
Population



34.1
Median Age



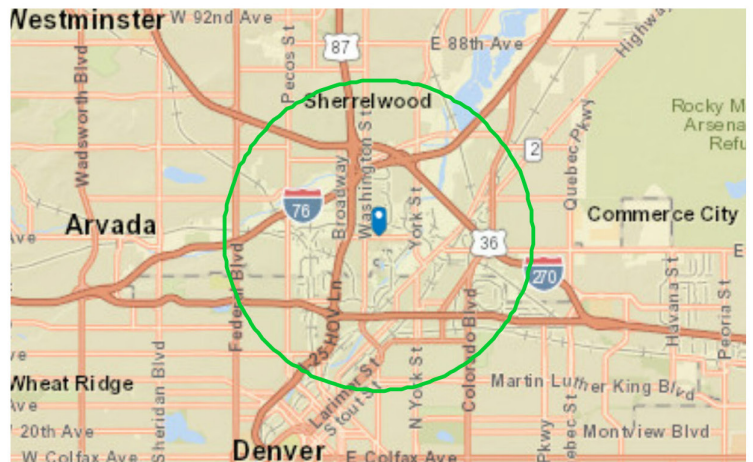
2.5
Average
Household Size



\$87,488
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Clarkson St	14,984	0.2
Marion Dr	9,391	0.2
Clarkson St	12,188	0.2
E 58th Ave	4,032	0.3
E 58th Ave	16,231	0.3



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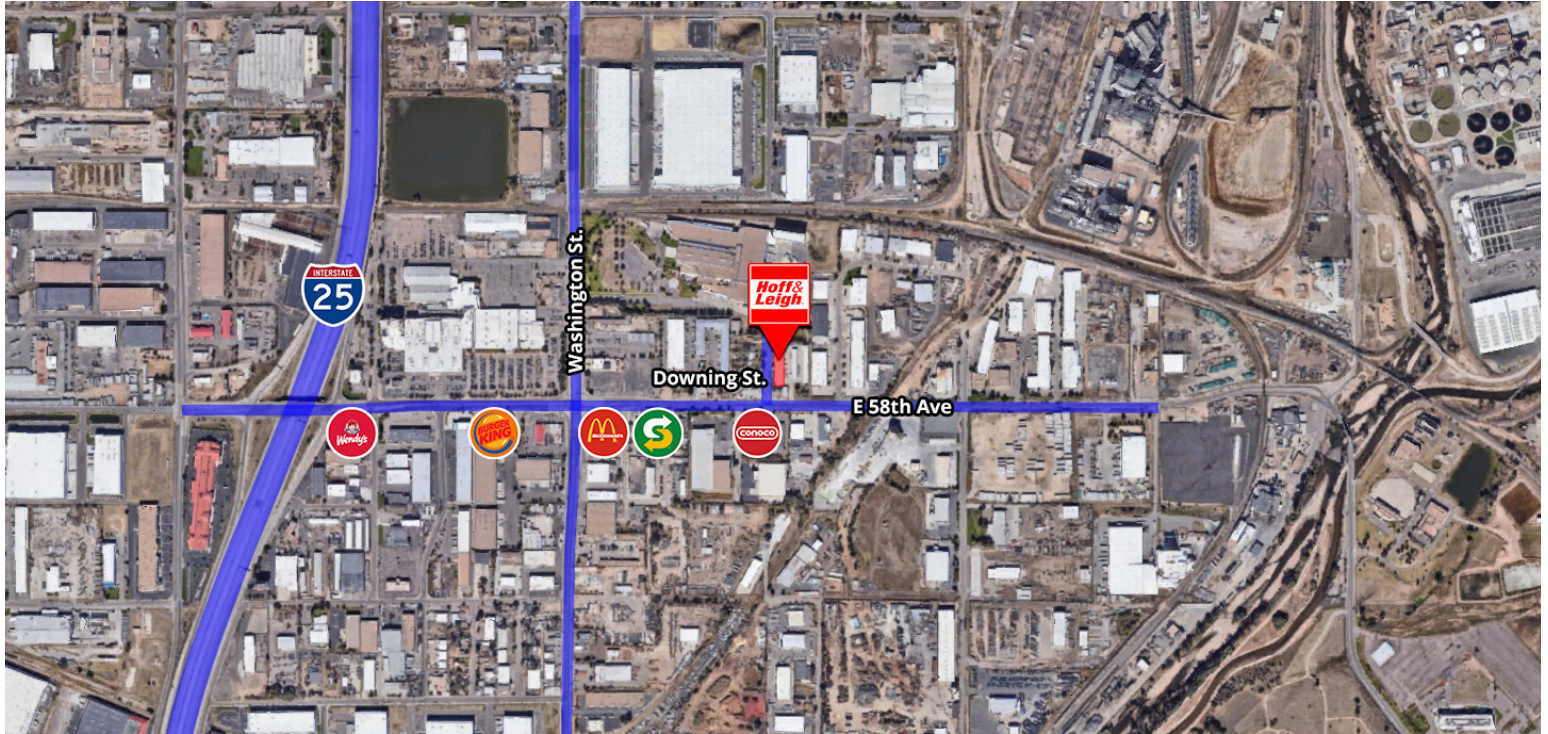


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