



RETAIL/CREATIVE OFFICE SPACE

1150 Speer Boulevard, Denver, CO 80204



FOR LEASE

1,600 SF AVAILABLE
\$30/SF NNN - \$6.57/SF OpEx (2019)

Highly visible retail/creative office space available at 12th & Speer Boulevard
Impressive, above average traffic counts of 28,000 vehicles per day
Prominent urban location with great exposure via building signage
Flexible, primarily open layout suitable for any number of retail/office users
Close proximity to Cherry Creek, Downtown and Cherry Creek Trail
Next to Gateaux Bakery, Cuba Cuba Cafe and surrounded by new development



Brandon Gouker

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Eli Mattioli

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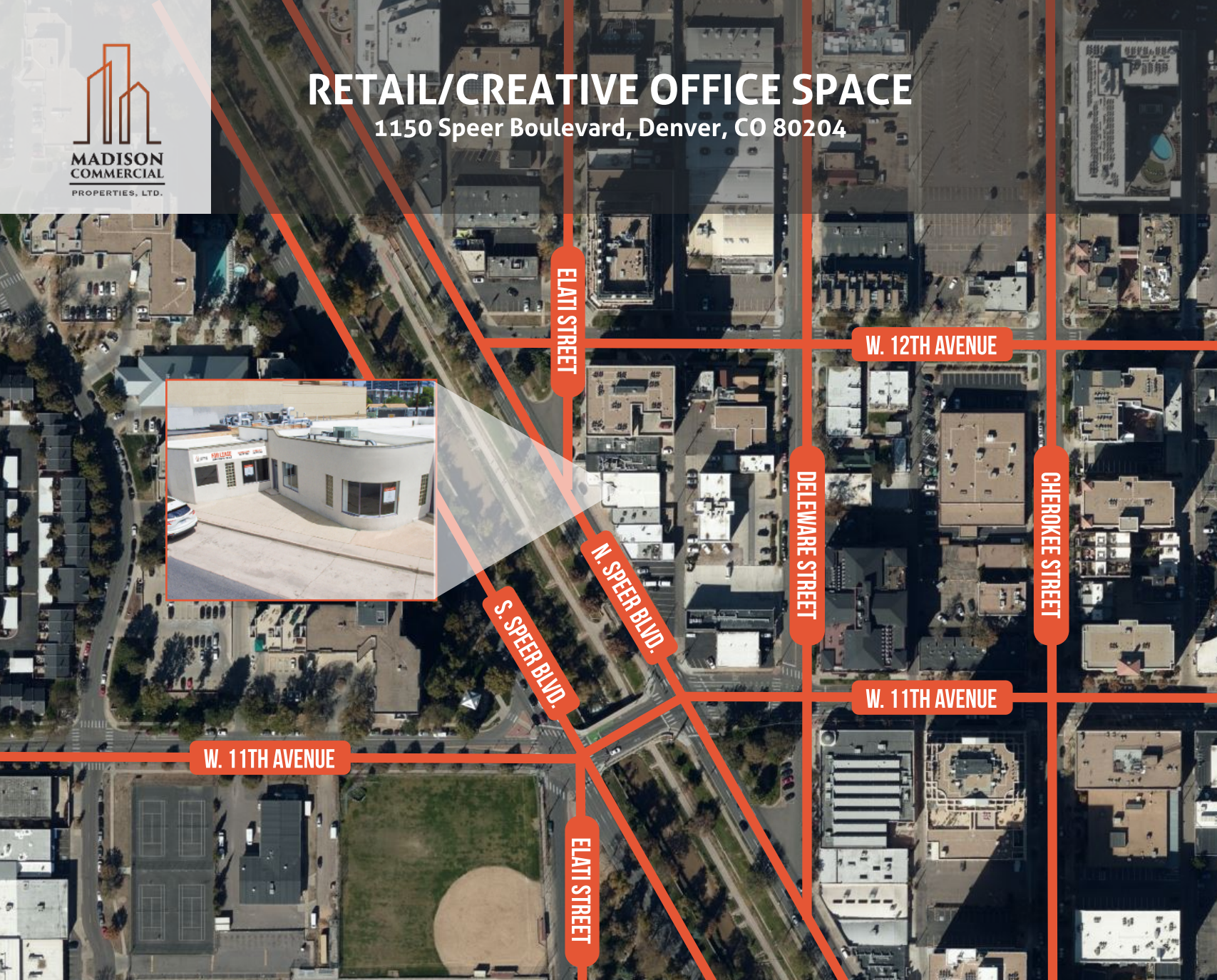
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	35,955	253,876	527,227
Average Income	\$78,963	\$92,212	\$88,649
Households	22,568	128,085	238,552

TRAFFIC

Street	Speer Boulevard	Speer Boulevard	Speer Boulevard
Cross St.	W. 8th Avenue	Fox Street	W. 13th Avenue
Avg. Daily Volume	28,067 (.05 SE)	22,986 (.01 NW)	22,525 (.06 NW)

PROPERTY DETAILS

1,600 SF/6,134 SF
SUITE/BUILDING SIZE

10,315 SF
LOT SIZE

1947/2015
YEAR BUILT/RENOVATED

3-RESERVED
PARKING

D-GT
ZONING

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FLOOR PLAN





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ADDITIONAL PHOTOS



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