

OFFICE / RETAIL | FOR LEASE

837 E 17th Ave
Denver, CO 80218
Suite 102 | 1,375 SF



1,375 SF Available | RATE: NEGOTIABLE

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SUITE 102 | 1,375 RSF

CURRENT FLOORPLAN

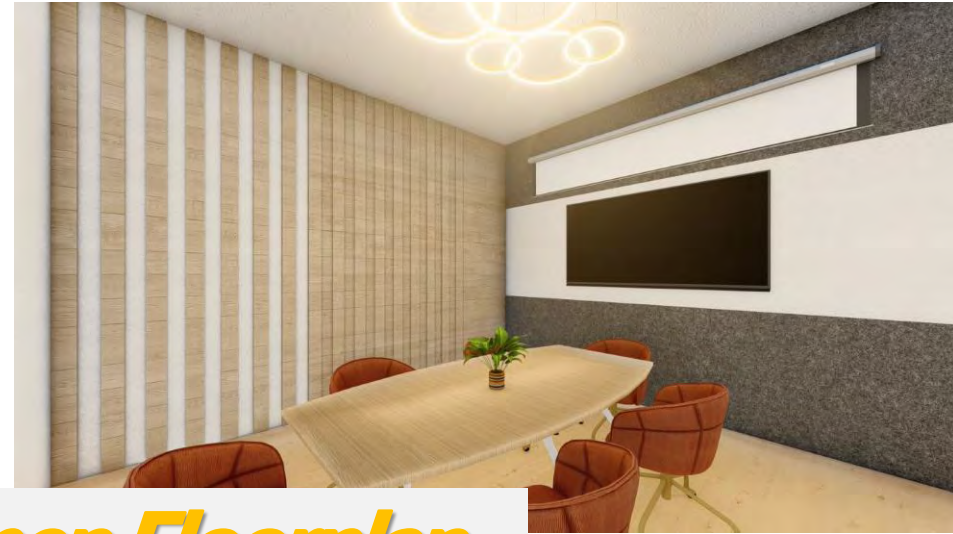


- ◆ 4 Private Offices
- ◆ 2 Conference Rooms
- ◆ Kitchen/Breakroom
- ◆ Private Bathroom
- ◆ Large Reception & Waiting Room

- ◆ Office/ Storefront Retail Space
- ◆ 5 Reserved & Covered Parking Spaces
- ◆ Available Immediately
- ◆ Lease Term: 3-5 Years
- ◆ 2021 NNN Expenses: \$11.00/SF
- ◆ Landlord Open to Improvements

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Potential Open Floorplan

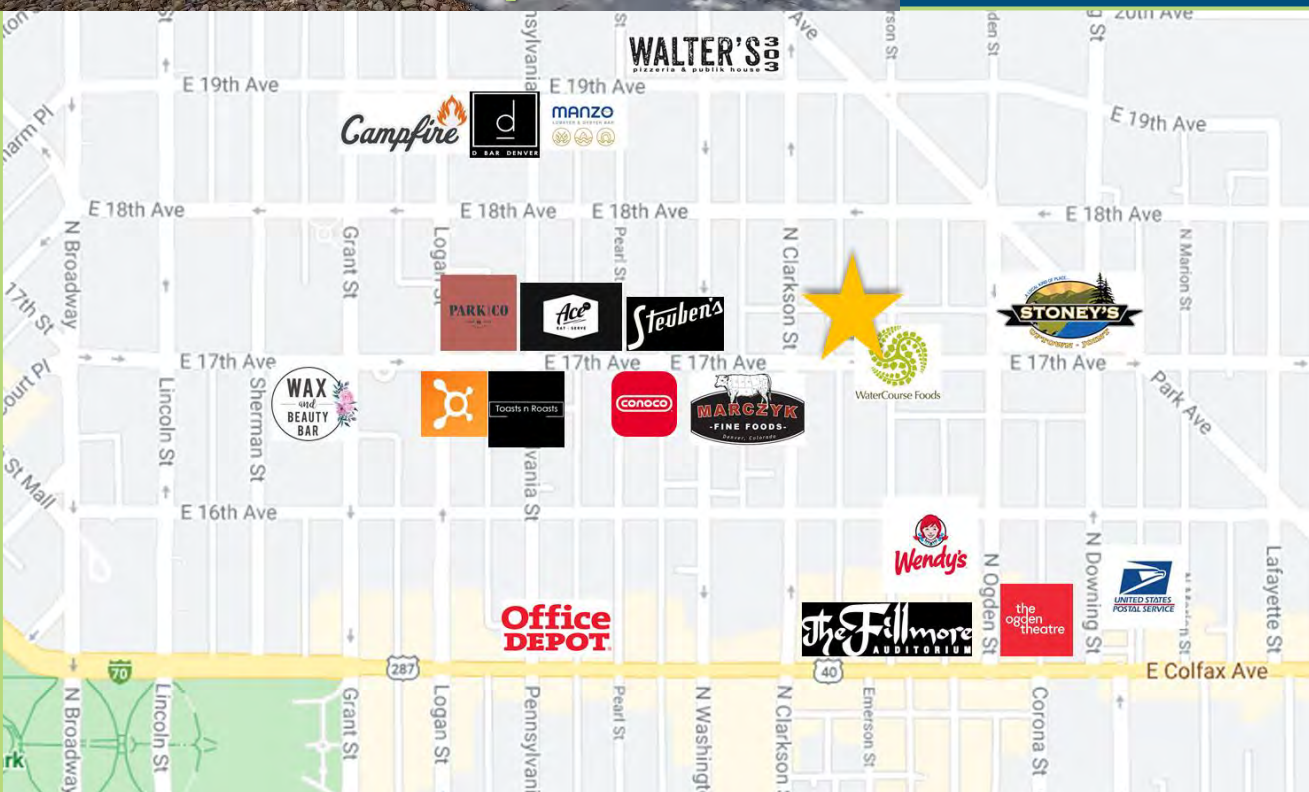




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AREA DEMOGRAPHICS

	2 MILE	5 MILE
Median Household Income	\$80,166	\$78,024
2021 Population	142,063	511,437
2021 Households	81,895	234,798
# Daytime Employees	184,653	350,814



♦ **Abundance of nearby residential foot traffic**

♦ **Walking distance to many restaurants, gyms, & other amenities**

♦ **Access to Downtown Denver & surrounding neighborhoods**

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