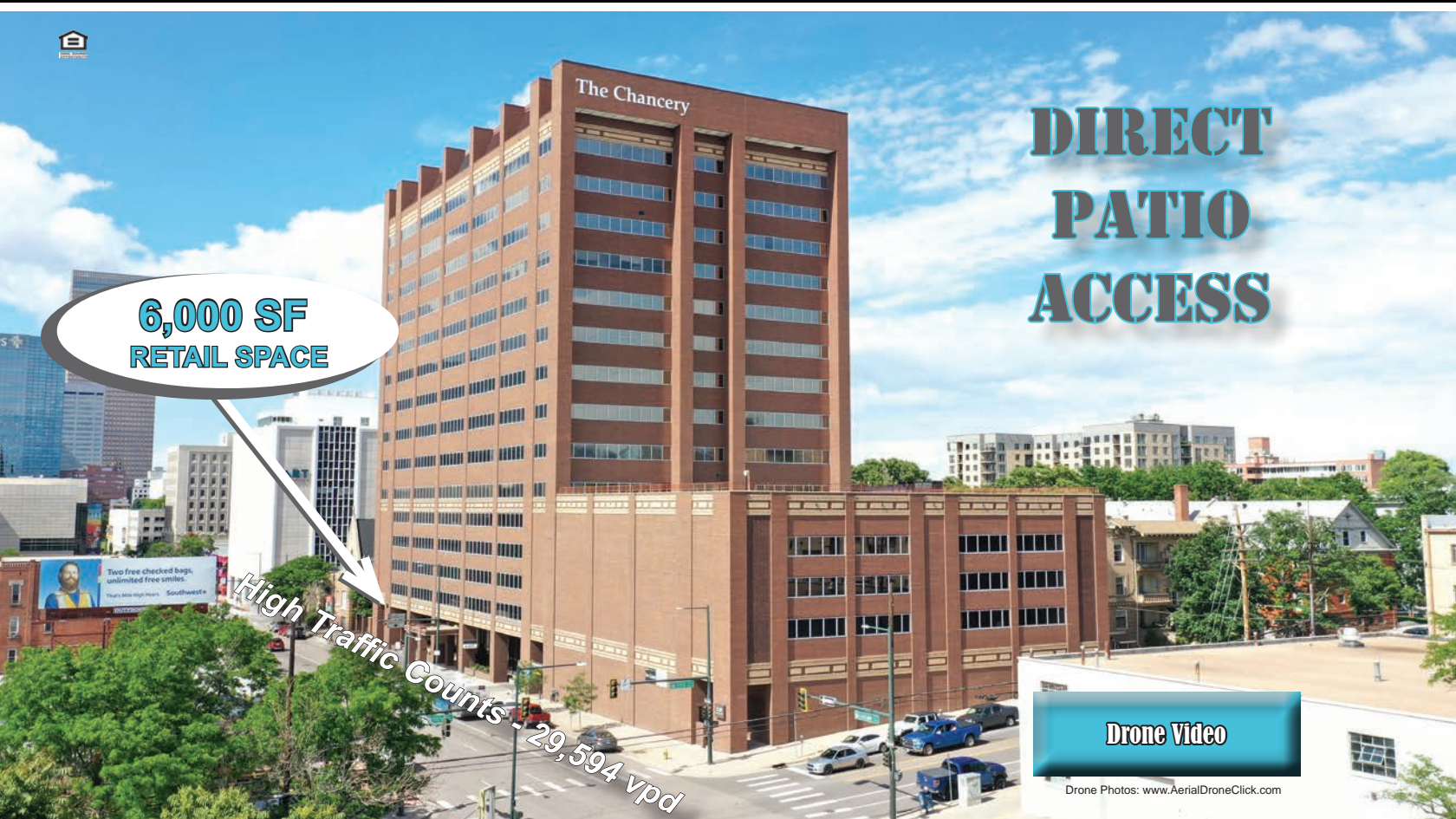




Midtown Retail Space Available

1120 Lincoln Street, Denver, Colorado



**DIRECT
PATIO
ACCESS**

SPACE INFORMATION

- High Ceilings
- 2-Story Windows Along Lincoln Street
- On-Site Parking
- Covered Parking
- On-Site Security
- 2nd Floor Mezzanine Level Also Available

LEASE RATE

**\$20 - \$24/SF
Triple Net**

	1 MILE	3MILE	5 MILE
Est. Population	51,123	249,078	518,589
Avg. HH Income	\$100,764	\$116,458	\$112,539
Daytime Employees	70,660	313,285	602,378
Traffic	29,594 VPD @ 12th & Lincoln		

Fuller Real Estate
(303) 534-4822
www.FullerRE.com

**Brokerage Disclosure
to Tenant**

Esperanza Wardoup
(720) 306-6021 direct
(303) 419-5686 mobile
EWardroup@FullerRE.com

Jeff LaForte
(720) 287-5409 direct
(303) 829-2622 mobile
JLaForte@FullerRE.com



Traffic Counts: Lincoln St @ 12th Ave 29,594 vpd

