

Retail Office Space Available for Lease

1540 Wazee Street, #100, Denver, CO 80202



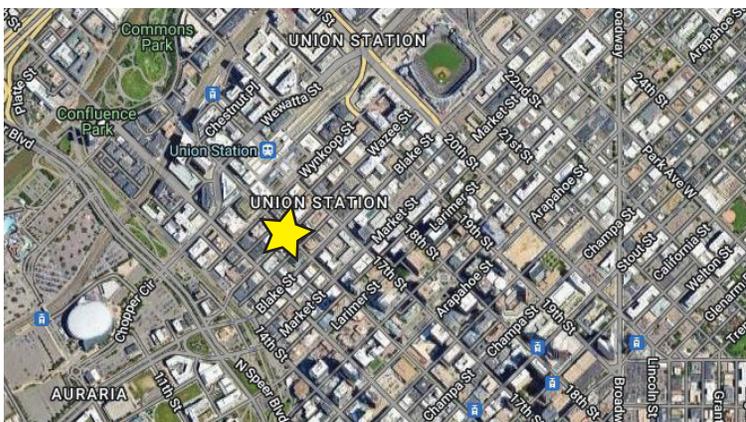
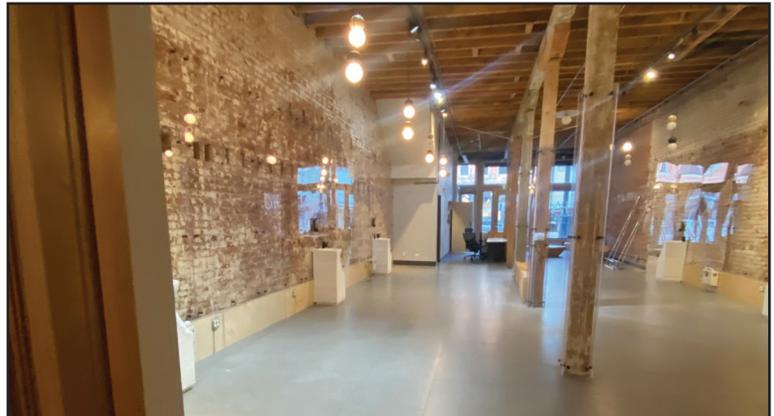
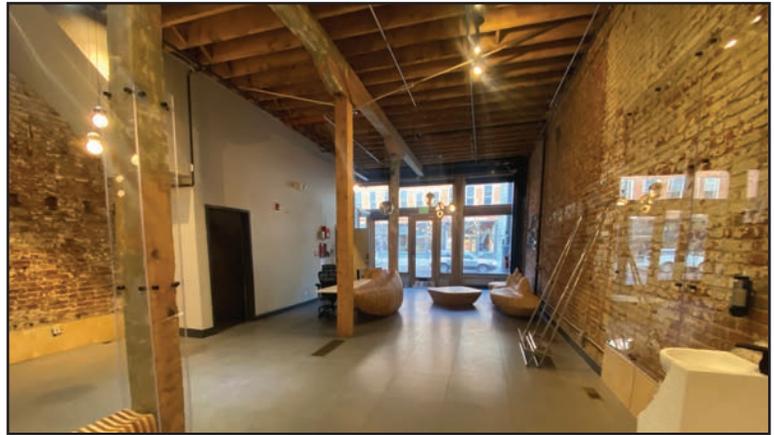
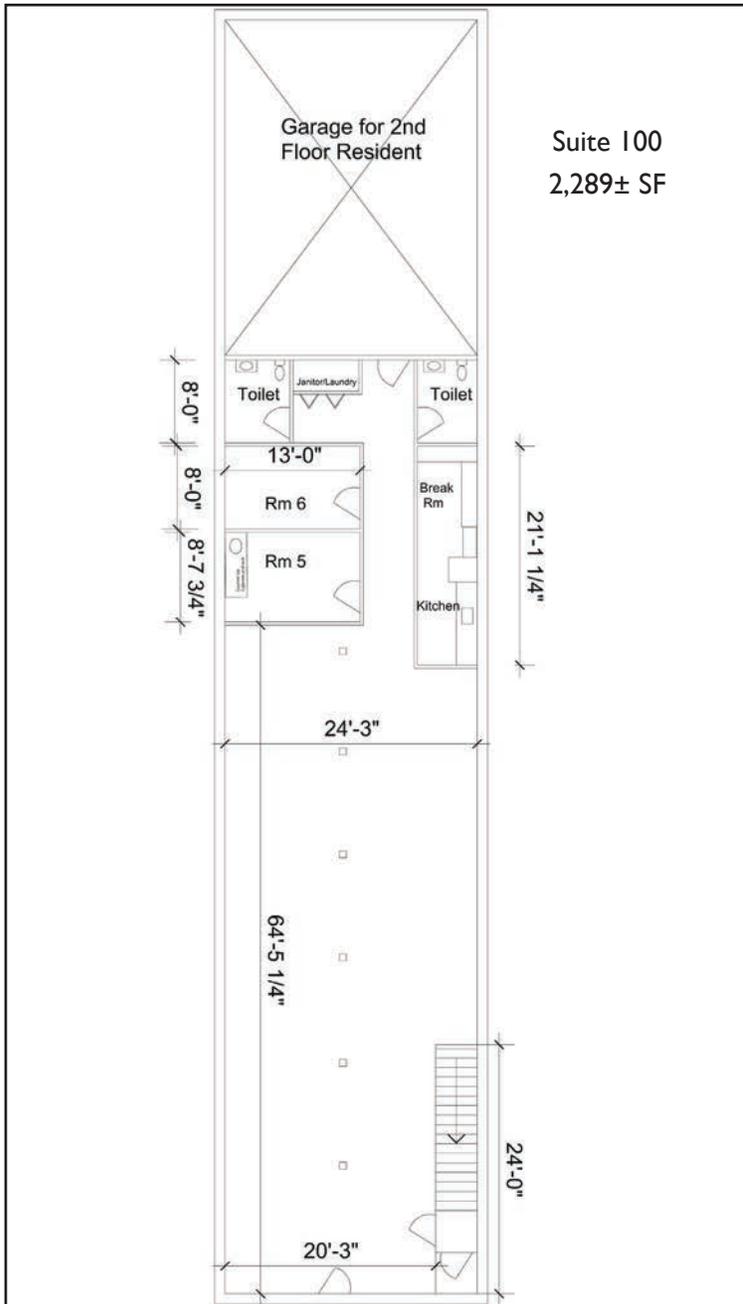
PROPERTY OVERVIEW

Building SF:	5,484± SF
Available:	2,289± SF (Suite 100)
YOC:	1886 and Renovated 2005/2016
Parking:	Off Street Parking
Lease Rate:	\$32-36/SF NNN
Lease Type:	Triple Net

SPACE HIGHLIGHTS

- ◆ Open Floor Plan
- ◆ Centralized Location
- ◆ Two offices in the back and two restrooms
- ◆ Reception, break room with kitchenette
- ◆ Basement Storage

Located in the heart of desirable LODO is a Retail/Office space available for lease. Beautiful contemporary design, open floor plan, exposed brick, tons of natural light, walking distance to restaurants, shopping, Union Station, Larimar Square, Ball Arena, and more.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	41,514	242,140	471,568
Households	24,843	123,278	217,626
Median HH Income	\$97,108	\$76,139	\$76,835
Businesses	7,248	21,586	37,636
Median Age	34.50	35.40	36.50
Traffic	5,505 vpd - 15th St @ Wazee St		

Source: CoStar 2024