

Office Space for Lease

1980 S. Quebec St, Denver, CO 80231



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For Lease: \$19.50/SF FSG

PROPERTY OVERVIEW

Building SF:	39,152± SF
Suite 203 Available:	400± SF \$650/month FSG
Suite 206 Available:	550± SF \$900/month FSG
Lot Size:	2.16± Acres
YOC:	1974
Parking:	Abundant
Zoning:	I-A

PROPERTY HIGHLIGHTS

Located just north of the main office of Humane Colorado, formerly known as The Dumb Friends League, and north of E. Evans Ave./E. Iliff Ave., this large industrial building also offers several smaller offices for lease. Both offices offer the smaller office user a great SE Denver location with competitive rates. Offering good access to SE Denver via E. Evans Ave./E. Iliff Ave. and Quebec Streets, there are also numerous retail and restaurant amenities nearby.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

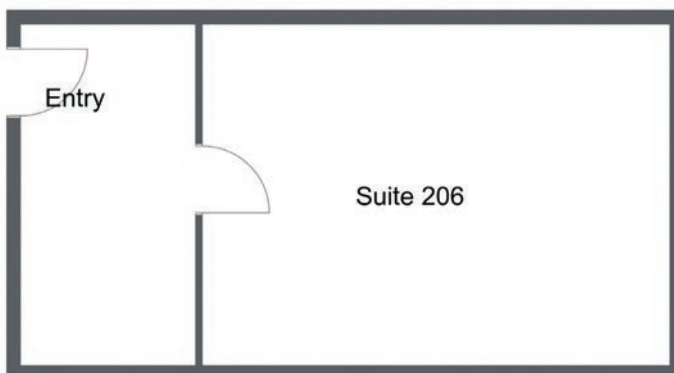
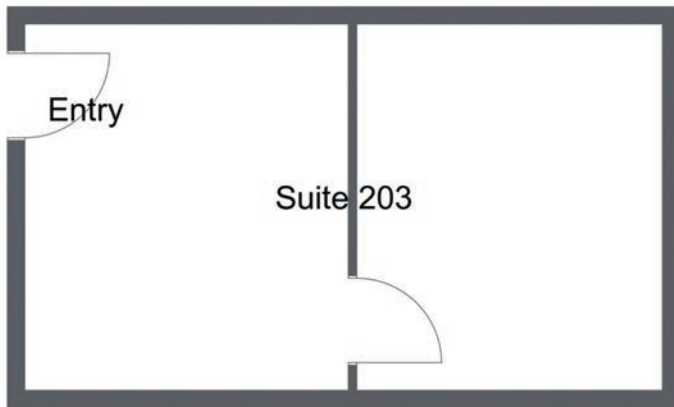
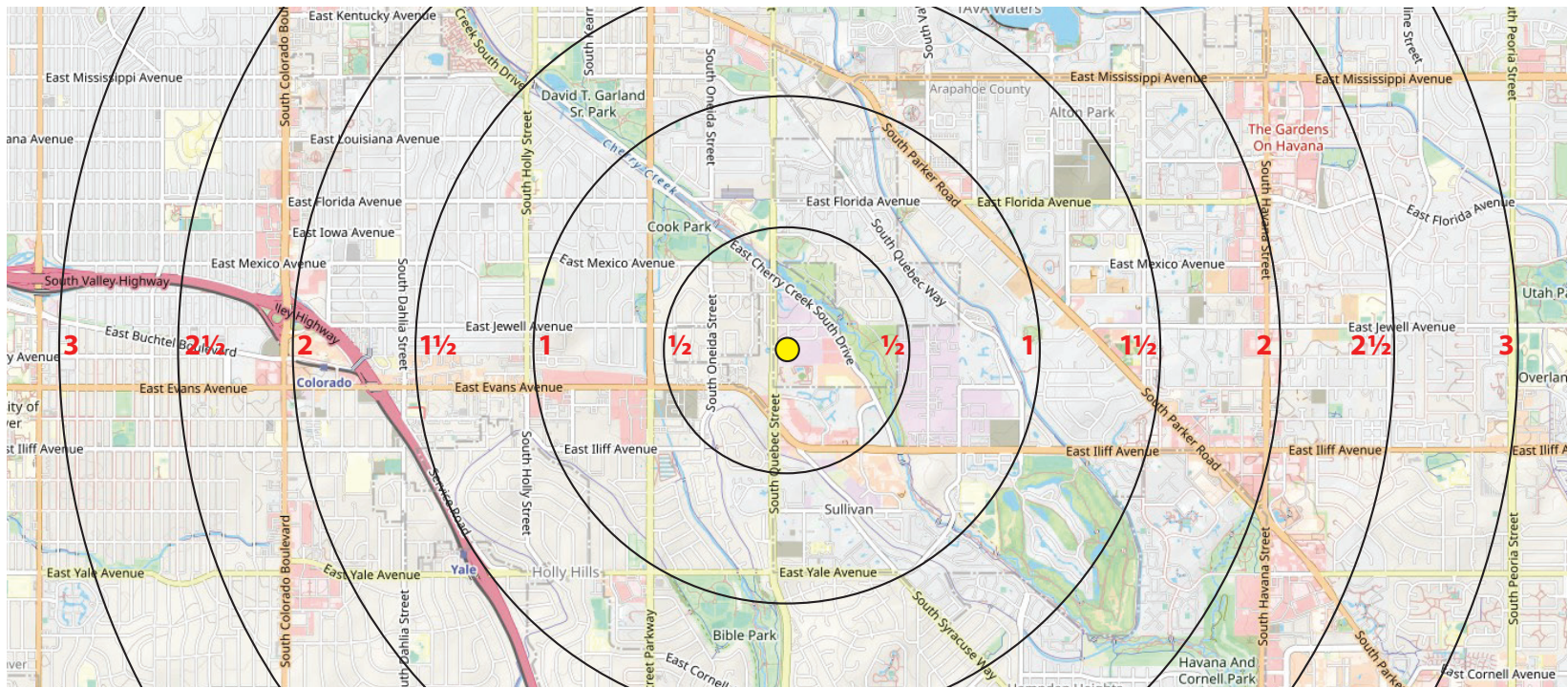
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

24,301

183,947

455,179



Households

11,197

84,897

205,226



Median HH Income

\$70,851

\$70,139

\$75,423



Median Age

36.60

37.80

37.70



Traffic

25,606 vpd - S. Quebec St @ E Cornell Ave (2025)

Source: CoStar 2024



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.