

Office Space for Lease

1980 S. Quebec St, Denver, CO 80231



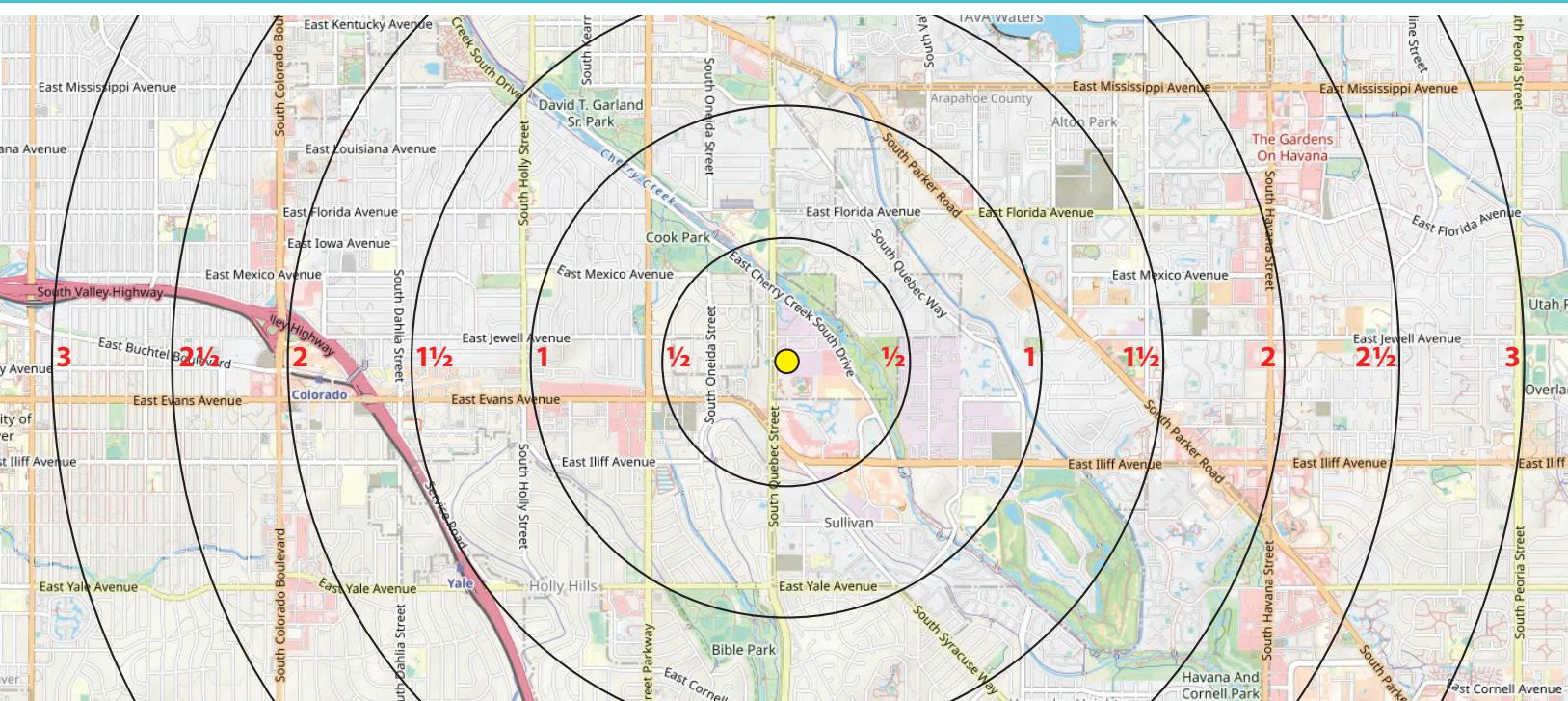
For Lease: \$19.50/SF FSG

PROPERTY OVERVIEW

Building SF:	39,152± SF
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.



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

