

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

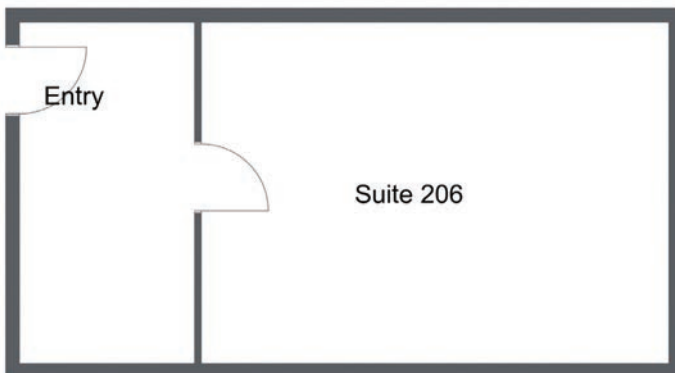
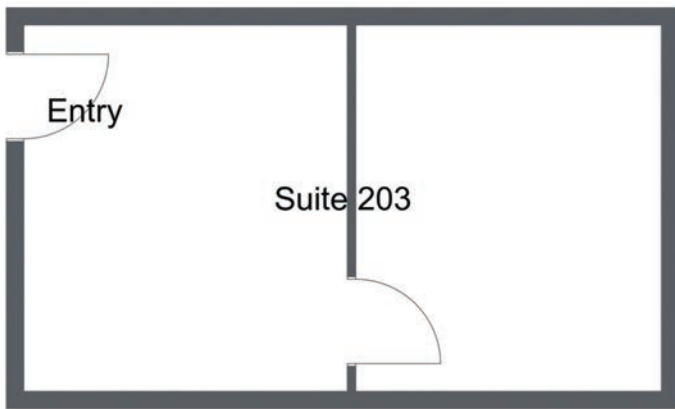
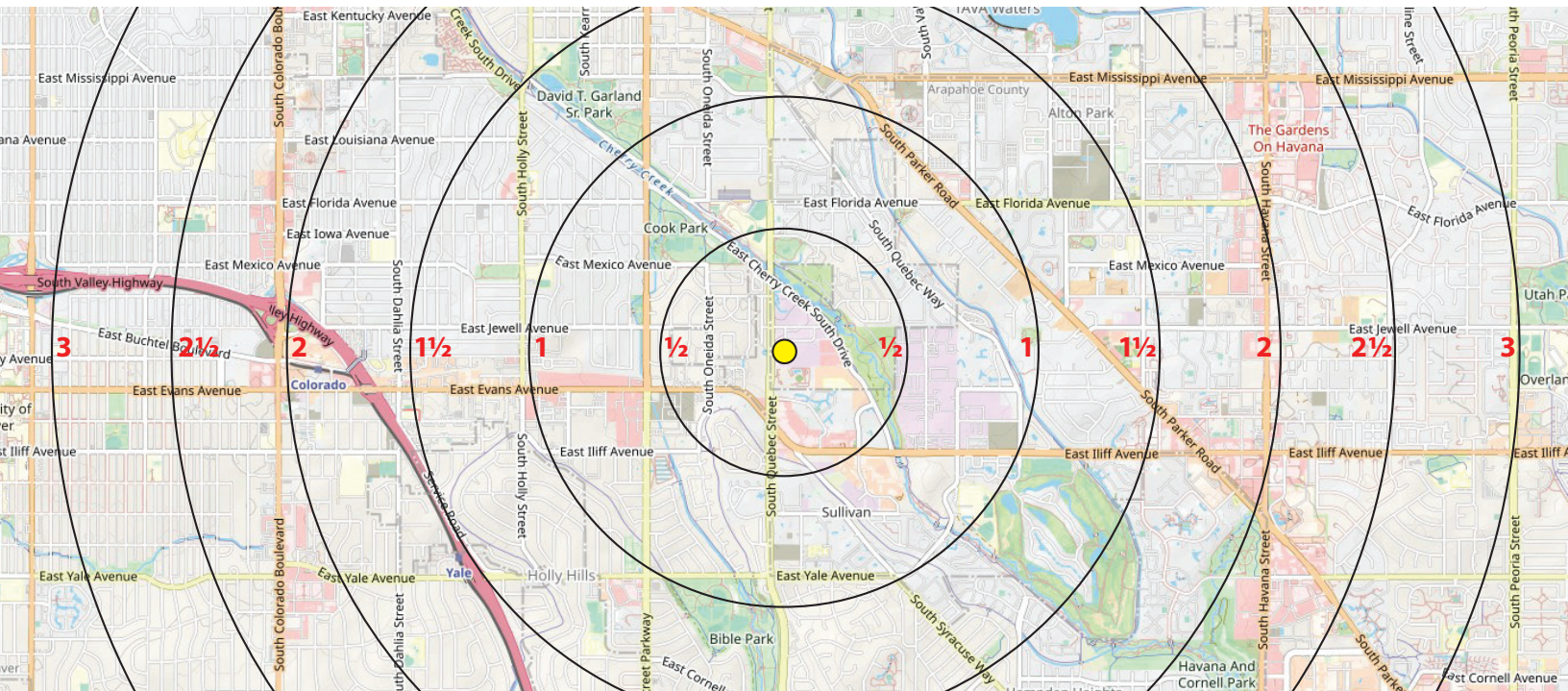
Located just north of the main office of Humane Colorado, formerly known as The Dumb Friends League, and north of E. Evans Ave./E. Iliff Ave., this large industrial building also offers several smaller offices for lease. Both offices offer the smaller office user a great SE Denver location with competitive 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.








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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



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



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