

Office Space for Lease

1980 S. Quebec St, Denver, CO 80231



For Lease: \$15.00/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

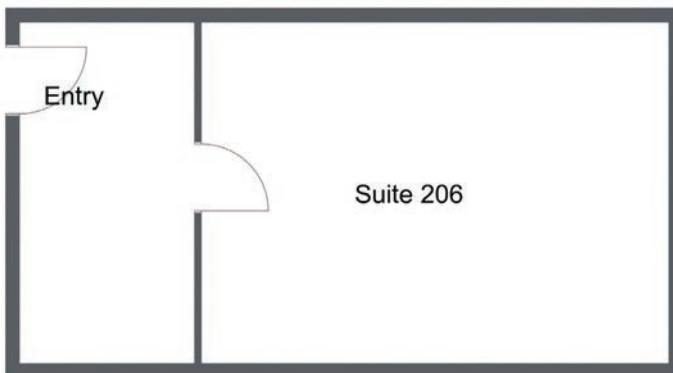
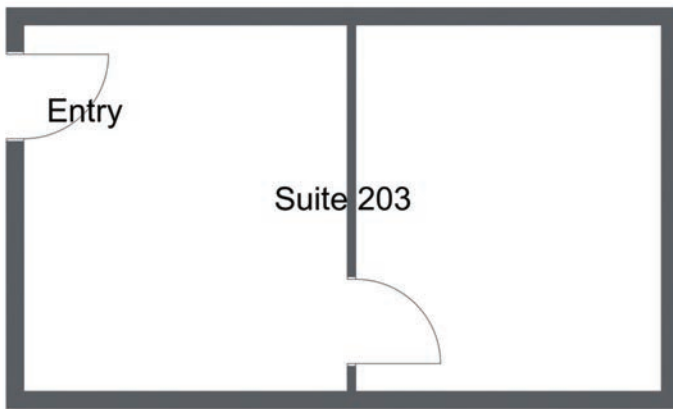
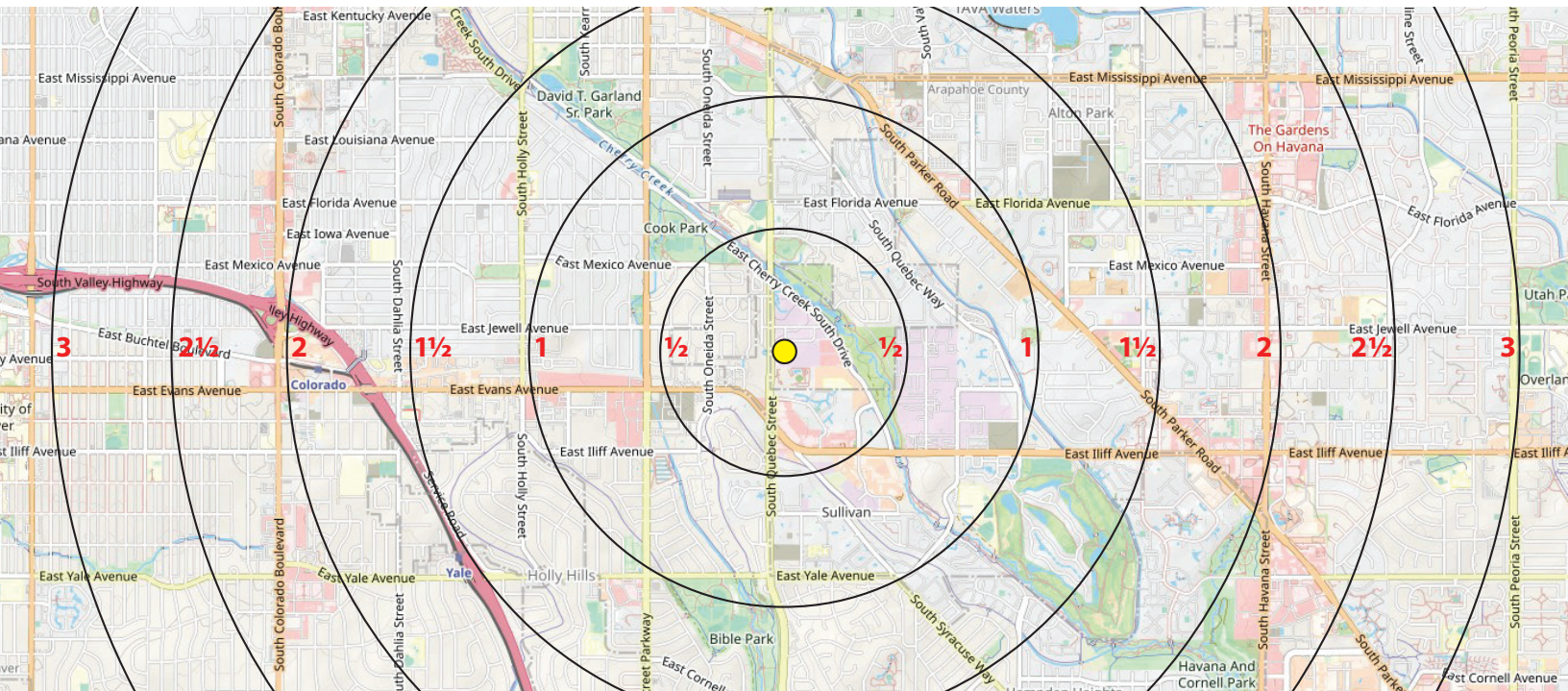
Located just north of the main office of Humane Colorado, formerly known as The Dumb Friends League, and north of E. Evans Ave./E. Iliff Ave., this large industrial building also offers several smaller offices for lease. Both offices offer the smaller office user a great SE Denver location with competitive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








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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



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.