Innovative Office Space at 6th & Kalamath

643 Kalamath St., Denver, CO 80204







BUILDING OVERVIEW

\$12,000/Month - MG Lease Rate:

Modified Gross: Tenant pays for cleaning, electric,

> above and beyond Internet, and snow removal within gated area

2,766± SF **Building SF:**

Up to 60 Spaces Parking:

Drive-In Door: One - 9'x 9'

PROPERTY HIGHLIGHTS

- Free Standing Flex Space
- One private office/Lots of open office space
- Warehouse with secured fenced yard
- Ample Parking
- Easy access and excellent visibility
- Backlit signage
- All Battery 621 amenities included:
 - 3,000 SF deck
 - Multiple conference room
 - Sound proof privacy booths
 - Coffee bar & beer taps
 - Full kitchen
 - 2,000 SF photo studio
 - Monthly networking events

Rare opportunity for creative space at Battery 643. Be the first to office at the newly acquired and renovated 643 Kalamath. Part of the Battery 621 - Denver's premier collaborative workspace fusing the worlds of business, technology, outdoor, lifestyle and social since 2010.

Fuller Real Estate (303) 534-4822

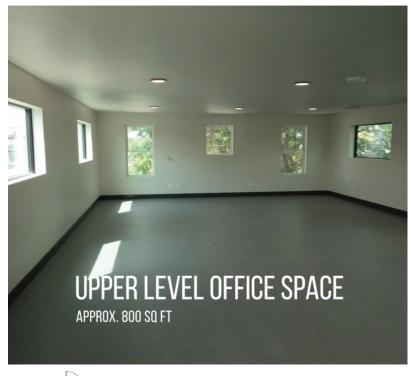
Brokerage Disclosure to Tenant

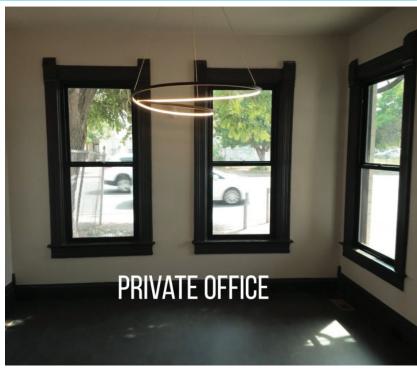
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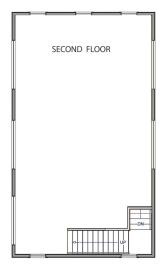


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DEMOGRAPHICS		I Mile	3 Miles	5 Miles	
	Population	21,178	252,171	532,414	
	Households	11,573	130,000	249,379	
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(\$)	Median HH Income	\$73,581	\$82,568	\$82,276	
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	Median Age	34.80	35.50	36.40	
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(\rightleftharpoons)	Traffic 32,713 vpd - W 6th Ave @ Kalamath St (2025)				
	Source CoStar 2024				