

# Innovative Office Space at 6th & Kalamath

643 Kalamath St., Denver, CO 80204



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Walkthrough Video  
**MUST SEE!**



**FOR LEASE**

## BUILDING OVERVIEW

## PROPERTY HIGHLIGHTS

- Lease Rate:** \$12,000/Month - MG
- Modified Gross:** Tenant pays for cleaning, electric, above and beyond Internet, and snow removal within gated area
- Building SF:** 2,766± SF
- Parking:** Up to 60 Spaces
- Drive-In Door:** One - 9'x 9'

- 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

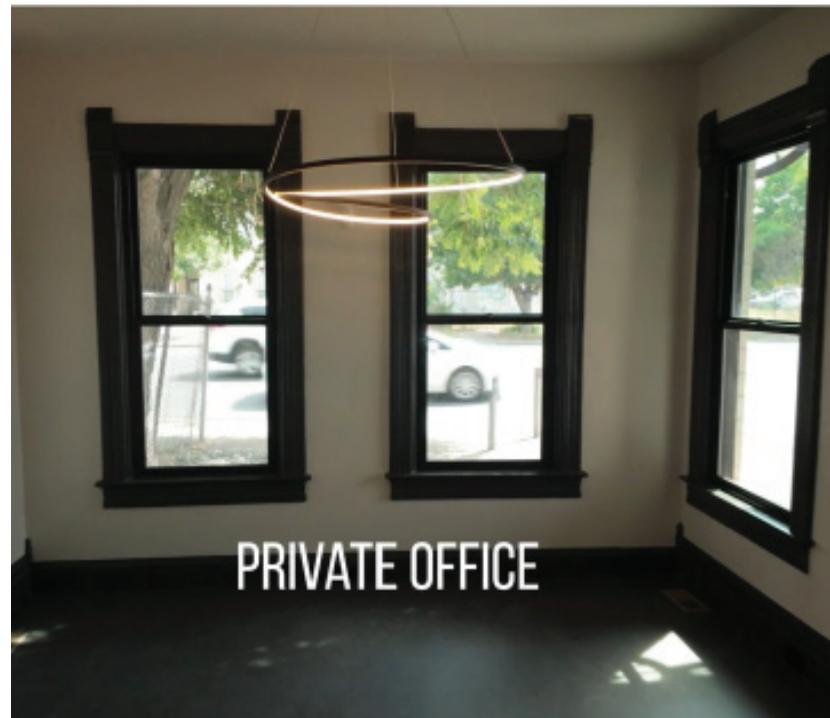
**Rare opportunity for creative space at Battery 643. Be the first to office at the newly acquired and renovated 643 Kalamath. Part of the Battery 621 - Denver's premier collaborative workspace fusing the worlds of business, technology, outdoor, lifestyle and social since 2010.**

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**Brokerage Disclosure  
to Tenant**

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**DEMOGRAPHICS**      1 Mile      3 Miles      5 Miles

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

Source: CoStar 2024