

Innovative Warehouse Space at 6th & Kalamath

643 Kalamath St., Denver, CO 80204



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FOR LEASE

BUILDING OVERVIEW

- Lease Rate:** \$4,000/Month - MG
- Modified Gross:** Tenant pays for cleaning, electric, above and beyond Internet, and snow removal within gated area
- Warehouse SF:** 800± SF
- Parking:** Up to 60 Spaces
- Drive-In Door:** One - 9'x 9'

PROPERTY HIGHLIGHTS

- Warehouse/Shop with secured fenced yard
- Ample Parking
- Easy access and excellent visibility
- 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**

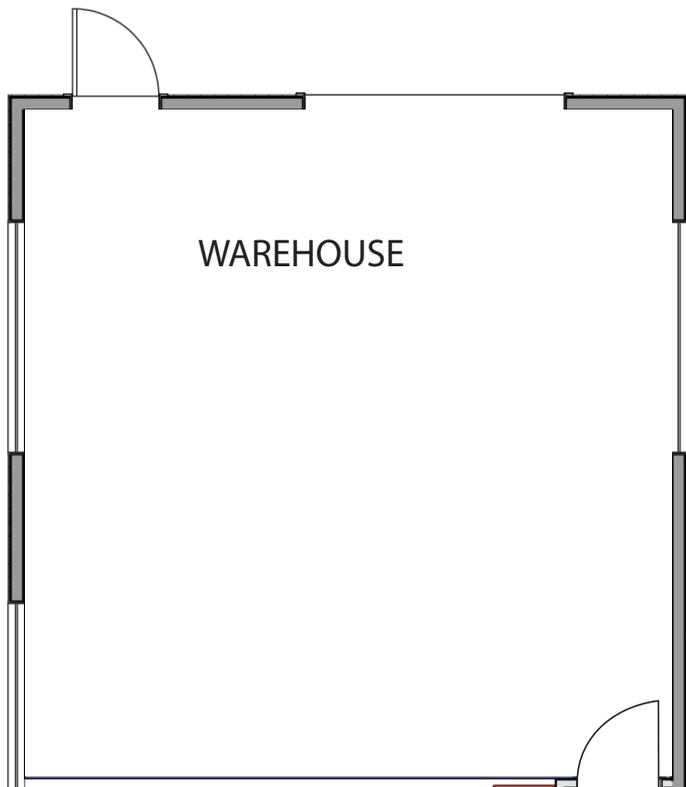
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MULTIPURPOSE SHOP/GARAGE/OFFICE

APPROX. 800 SQ FT, 12 FT CEILINGS, CUSTOMIZATION AVAILABLE



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