

# Creative Office/Retail Space For Lease

920 Inca St., Denver, CO 80204



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**Sublease: \$18.00/SF NNN**

## PROPERTY OVERVIEW

<b>Building SF:</b>	2,019± SF
<b>YOC:</b>	1925
<b>Property Type:</b>	Office / Retail
<b>Parking:</b>	Off-Street + Street
<b>Zoning:</b>	MX-3
<b>Lease Rate:</b>	\$18.00/SF NNN
<b>Est. NNN's:</b>	\$7.00/SF
<b>Sublease Term:</b>	through August 14, 2027 (longer term negotiable)

## PROPERTY HIGHLIGHTS

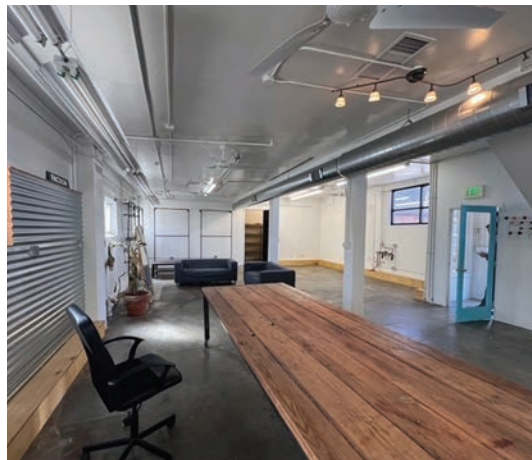
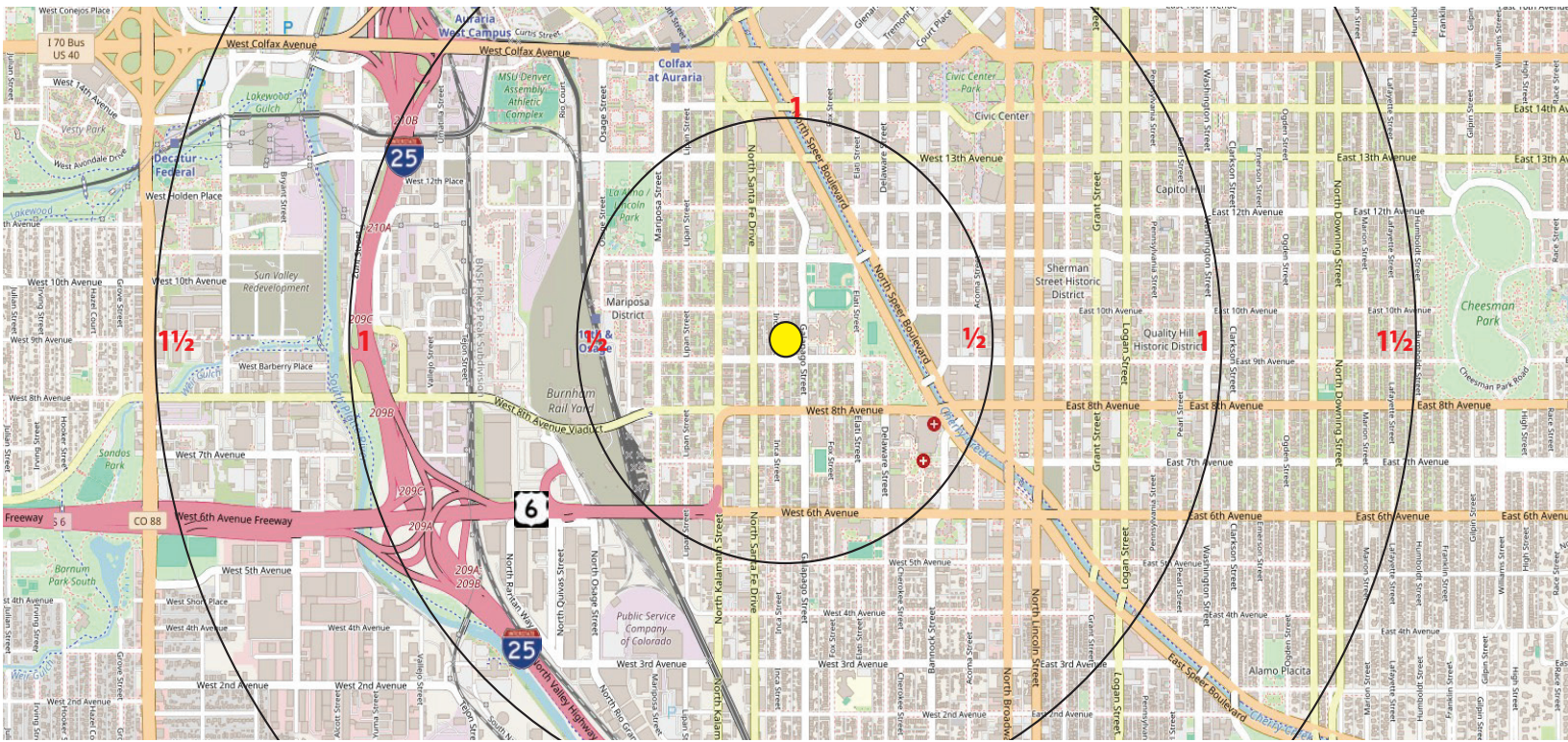
- Located in the desirable Santa Fe Arts District
- Freestanding building offers creative office and retail/showroom uses
- 11-foot ceilings, an open, flexible floorplan, and a second-story loft
- Kitchenette, storage room and bathroom on-site
- Convenient central location offers quick access to 6th Avenue, I-25, and Downtown Denver
- Numerous retail and restaurant amenities are within walking distance

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**Brokerage Disclosure  
to Tenant**

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DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Population	29,675	255,852	525,489
Households	17,400	132,920	246,218
Median HH Income	\$70,678	\$84,312	\$82,443
Median Age	35.20	35.60	36.30
Traffic	21,275 vpd - W. 8th Ave. at Inca. (2024)		

Source: CoStar 2026