

1,379 Sq. Ft.

Office Space For Sub-Lease

Located in the Heart of the Art District on Santa Fe



771 Santa Fe Drive, Suite 204, Denver, CO 80204
(Southwest corner of 8th Avenue and Santa Fe Drive)

PROPERTY INFORMATION

Available

Space: 1,379 Sq. Ft.

Sub-Lease Term: Rent is \$1,924 per month through Sept. 30, 2017 and then increases to \$2,000 per month on Oct. 1, 2017 through Sept. 30, 2018. A longer term lease can be made available through agreement with property owner.

Zoning: C-MS-5

HIGHLIGHTS

- Ideal office space for Architects, Designers or other “Creative” Users
- Contemporary Urban Design
- Off-Street reserved parking
- Large windows that open
- Lot of natural light
- Front and rear entry
- Excellent access to 6th Ave & I-25 and easy access in and out of downtown Denver

Contact Information

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The Sherman Agency, Inc.

910 West 8th Avenue

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Phone: 303.572.8778

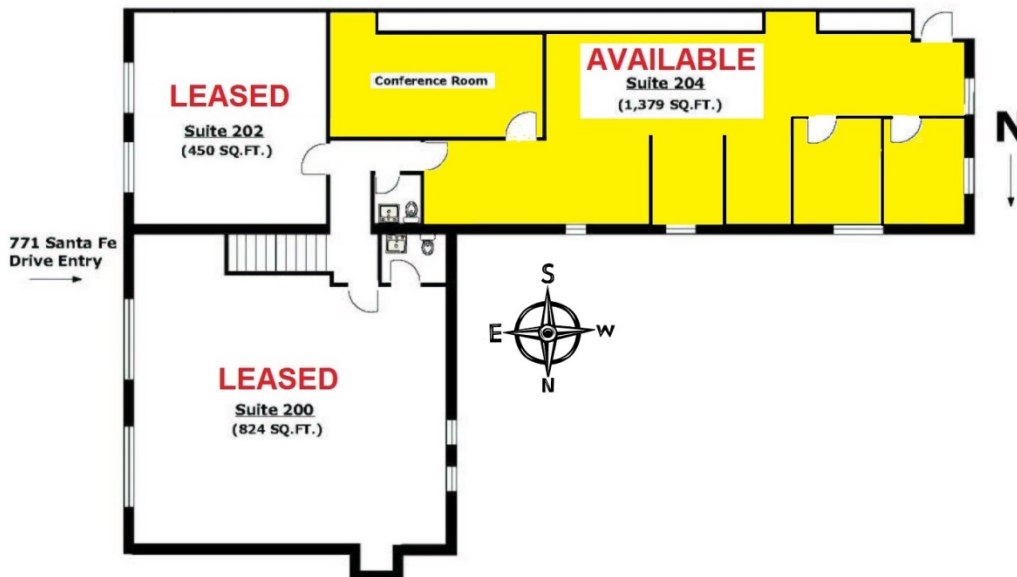
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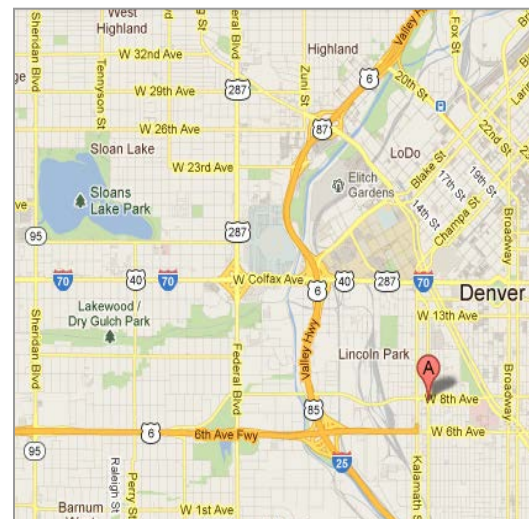
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Demographics	1 Mile	3 Miles	5 Miles
Total Population	19,626	224,675	501,092
Avg Household Income	\$59,438	\$72,598	\$72,541
Total Households	11,319	110,118	226,517
Traffic (2010) (W 8 th Ave & Santa Fe Dr.)	30,791 Vehicles Per Day		



All information furnished in this presentation regarding this property for lease has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.

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