

FOR LEASE - FREE STANDING BUILDING

925 W. 8th Avenue, Denver, CO



DEMOGRAPHICS

POPULATION



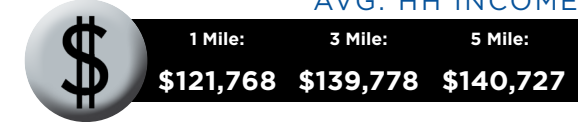
DAYTIME POPULATION



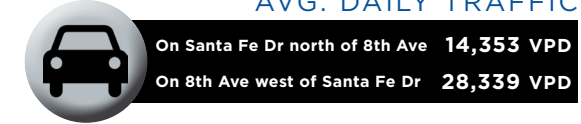
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



PROPERTY OVERVIEW:

- **Available:** 2,488 SF
- **Lease Rate:** \$22.00 PSF
- **NNN Expense:** \$13.15 PSF
- Excellent free standing building suitable for a wide range of users
- Parking in front of the building
- Well located in the Santa Fe Arts District
- Available pole sign
- Close proximity to 6th Avenue and I-25

For more information,
contact:

Rich Otterstetter

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CROSBIE

REAL ESTATE

GROUP

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