

ELEVATE YOUR BUSINESS - DOWNTOWN OFFICE FOR LEASE

PREMIUM OFFICE SPACE IN DENVER'S CITY PARK

WEST [HTTPS://CIAO.REALNEX.COM/PROPOSALS_V2.ASPX#](https://CIAO.REALNEX.COM/PROPOSALS_V2.ASPX#)

1325 EAST 16TH AVENUE, DENVER, CO 80218



TRANSWORLD®
Commercial Real Estate



FOR LEASE

5261 S Quebec St. Suite 250
Greenwood Village, Colorado 80111



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Commercial Real Estate

PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker

office: (720) 909-8557

cell: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

JACK REILLY

Listing Broker

office: (720) 547-3305

jreilly@transworldcre.com

Cell: (970) 690-0265

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

SECTION I

Property Summary



PROPERTY SUMMARY

Downtown Office For Lease
1325 East 16th Avenue | Denver, CO 80218

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Property Summary

Lease Rate:	\$23.00
NNN's:	\$9.50
Total SF:	7,125
Lot Size AC:	1
Parking Spaces:	15-20
Zoning:	G-RO-3
Building Type:	Office

Property Description :

Discover a premier leasing opportunity in the heart of Denver with this exceptional property. Boasting a well-appointed and versatile space, it offers a compelling leasing option for businesses seeking prime office accommodations. The property seamlessly integrates timeless character with contemporary functionality. Zoned for office use, it caters to a wide array of professional enterprises. Positioned in a strategic location within the Denver area, this property presents an ideal setting for businesses to establish a standout presence in the city's thriving commercial landscape.

Highlights:

1. 7,125 SF of versatile and well-appointed office space.
2. Originally constructed in 1949 and updated to LEED Platinum standards in 2009.
3. Thoughtfully renovated between 2015 and 2019, offering modern amenities and functionality. 15% of electricity is provided by a PV (solar) system.
4. Zoned for office use, catering to diverse business needs, especially engineering.

SECTION II

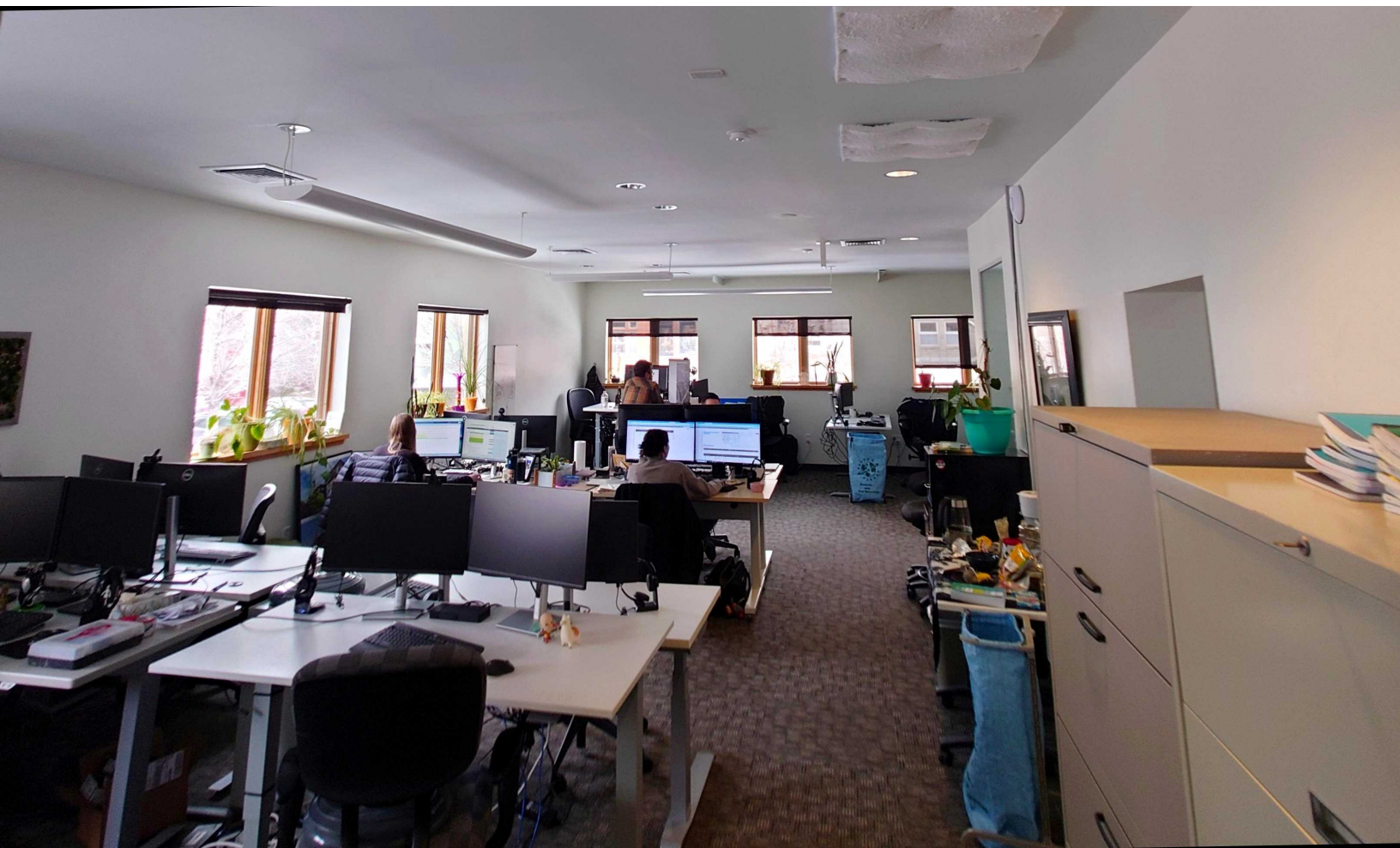
Photos



PROPERTY PHOTOS

Downtown Office For Lease
1325 East 16th Avenue | Denver, CO 80218

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PROPERTY PHOTOS

Downtown Office For Lease
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SECTION III

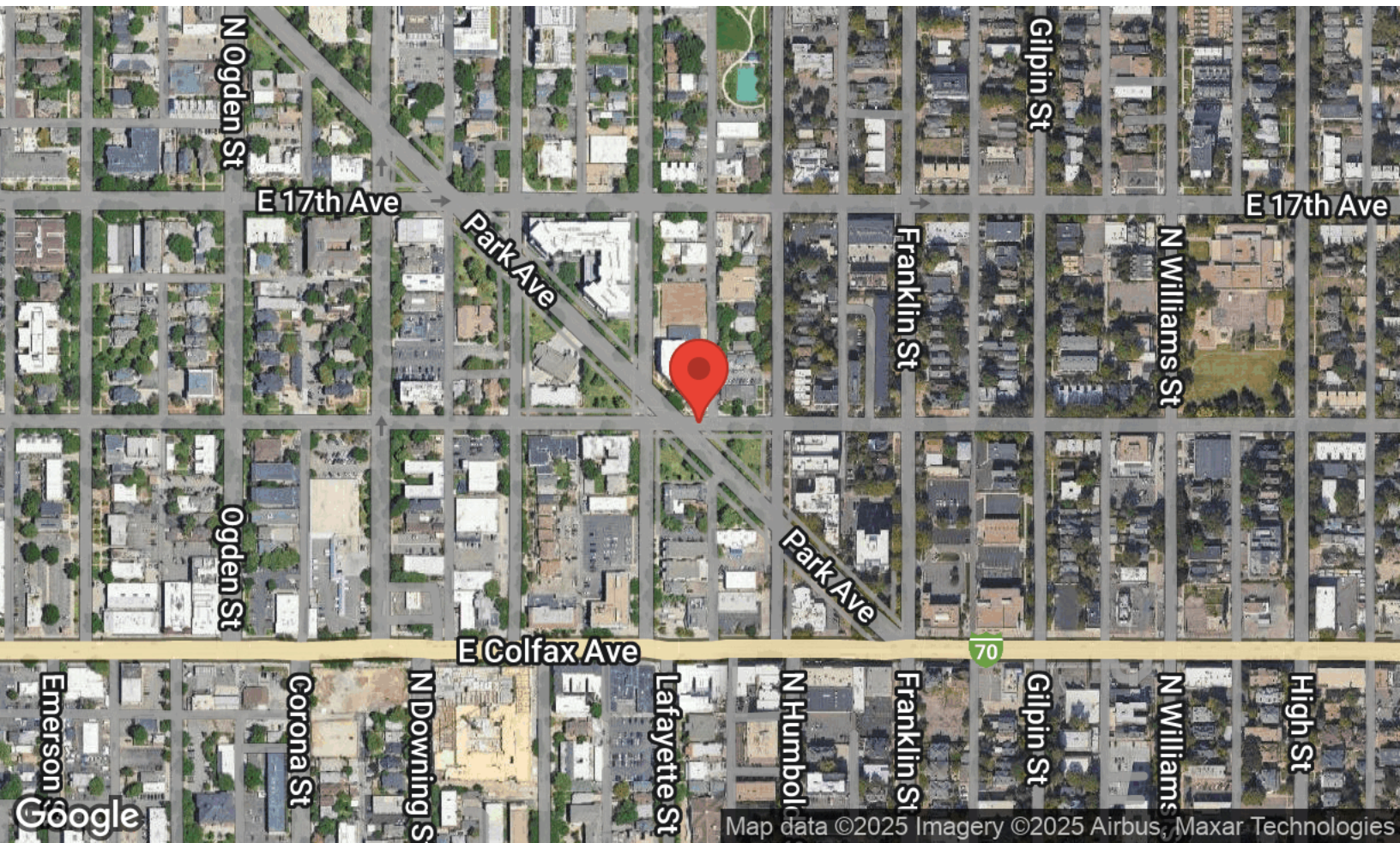
Maps / Demographics



LOCATION MAPS

Downtown Office For Lease
1325 East 16th Avenue | Denver, CO 80218

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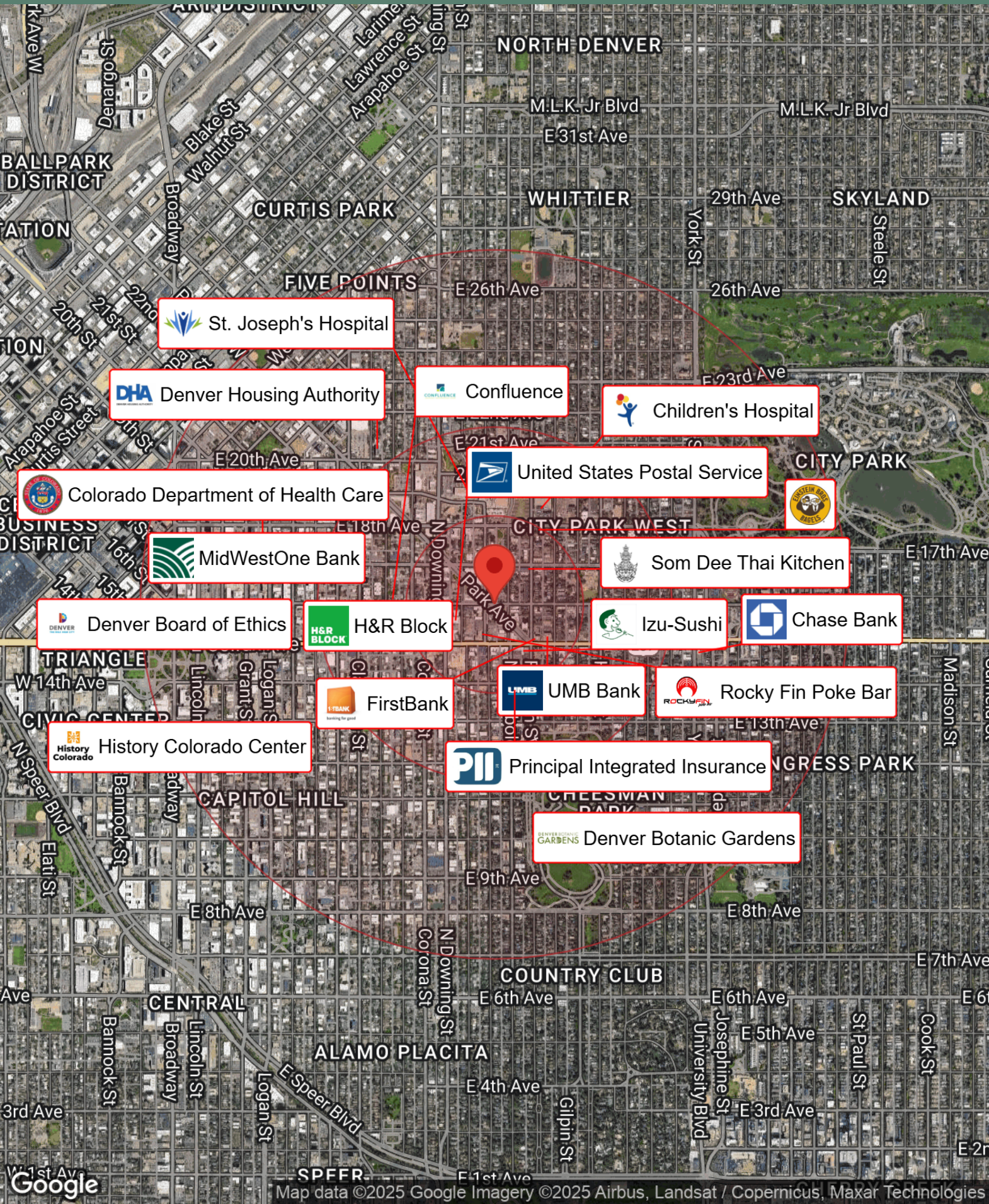


BUSINESS MAP

Downtown Office For Lease

1325 East 16th Avenue | Denver, CO 80218

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 St. Joseph's Hospital

 Denver Housing Authority

 Confluence

 Children's Hospital

 Colorado Department of Health Care

 United States Postal Service

 MidWestOne Bank

 Som Dee Thai Kitchen

 Denver Board of Ethics

 H&R Block

 Izu-Sushi

 Chase Bank

 FirstBank

 UMB Bank

 Rocky Fin Poke Bar

 History Colorado Center

 Principal Integrated Insurance

 Denver Botanic Gardens

DEMOGRAPHICS

Downtown Office For Lease
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Population	1 Mile	3 Miles	5 Miles
Male	24,057	100,281	232,526
Female	20,055	93,607	226,564
Total Population	44,112	193,888	459,090
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,248	29,267	88,629
Ages 15-24	1,606	14,828	45,591
Ages 25-54	25,141	92,175	205,612
Ages 55-64	6,343	27,144	56,145
Ages 65+	6,774	30,474	63,113
Race	1 Mile	3 Miles	5 Miles
White	37,521	156,391	340,230
Black	3,423	14,952	30,910
Am In/AK Nat	144	563	1,965
Hawaiian	N/A	2	26
Hispanic	4,704	38,785	157,780
Multi-Racial	5,206	39,328	154,102

Income	1 Mile	3 Miles	5 Miles
Median	\$37,224	\$49,640	\$42,402
< \$15,000	6,797	18,993	38,829
\$15,000-\$24,999	3,558	11,316	25,650
\$25,000-\$34,999	3,277	9,964	22,842
\$35,000-\$49,999	4,518	12,898	28,755
\$50,000-\$74,999	4,285	15,384	32,181
\$75,000-\$99,999	2,370	9,545	19,715
\$100,000-\$149,999	2,292	11,570	20,861
\$150,000-\$199,999	741	5,185	8,329
> \$200,000	841	7,554	11,055

Housing	1 Mile	3 Miles	5 Miles
Total Units	32,700	118,176	238,103
Occupied	29,927	107,066	217,945
Owner Occupied	7,510	44,395	99,005
Renter Occupied	22,417	62,671	118,940
Vacant	2,773	11,110	20,158

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY,
BUYER AGENCY OR TRANSACTION-BROKERAGE.**

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker