

OFFICE/WAREHOUSE FOR LEASE

1160 S Lipan St., Denver, CO 80223



LEASE RATE
\$10.00/SF NNN



EST. NNN
\$5.50/SF



SPACE AVAIL.
2,845 SF



ZONING
I-A, UO-2

SUMMARY

1160 S Lipan is a 2,845 SF space for lease that consists of ~2,250 SF of warehouse and ~980 SF of office. The building has 18-foot clear height ceilings in the warehouse and a 12-foot drive in door. 3-phase power and separately measured utilities.

HIGHLIGHTS

- Great access to I-25 and other major roads in the area
- Great clear height (18')
- Ready for move in December 2023
- Owners built the building and have kept it in fantastic shape
- Great office to warehouse split drop ceiling can be removed upon request to open up the full 83' by 27' section of warehouse

NORTHPEAK TEAM

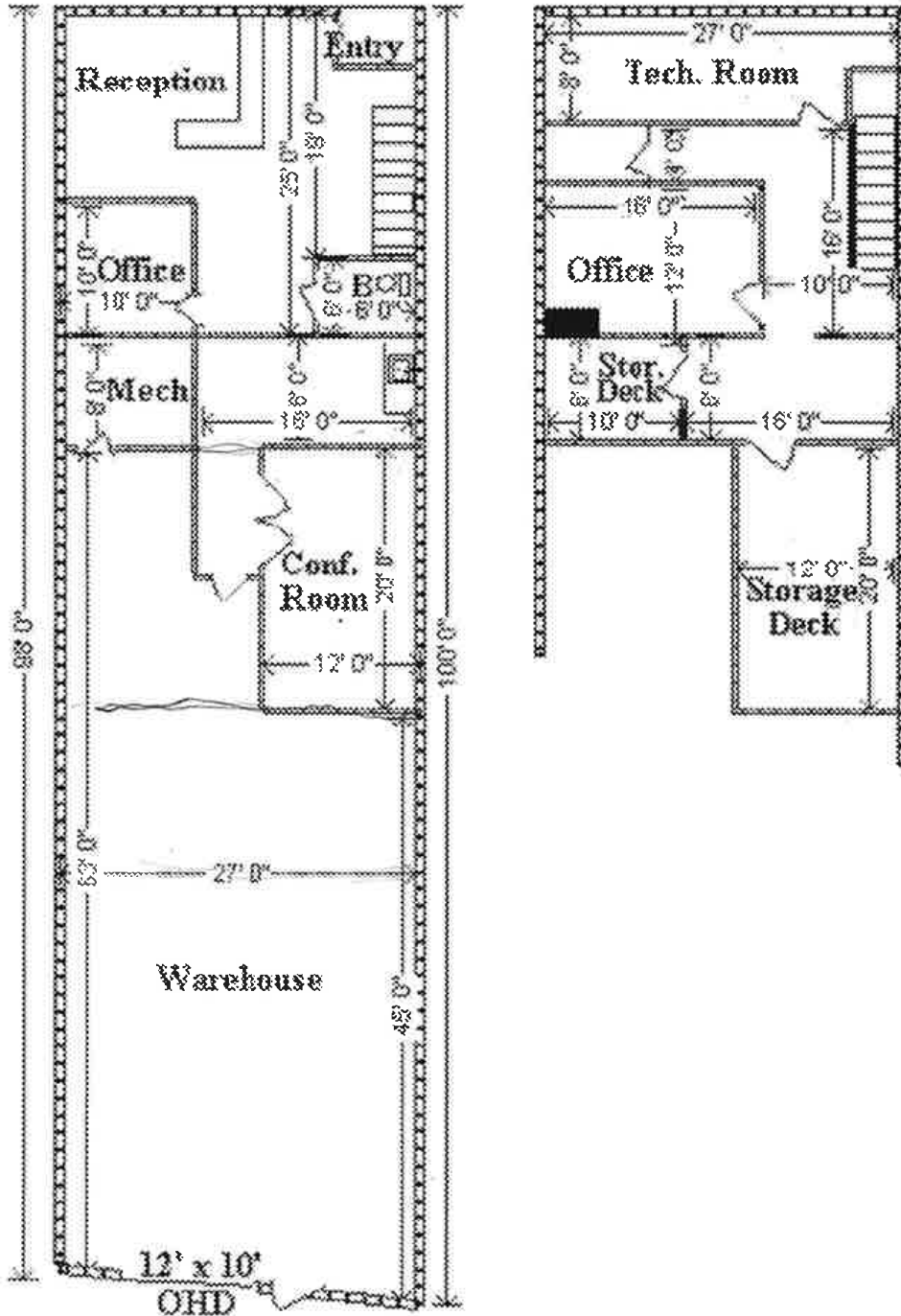
DREW WILLIAMS

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| DEMOGRAPHICS | 1 MILE | 3 MILES | TRAFFIC | | | |
|------------------|----------|----------|--------------------|--------------------|---------|----------|
| | | | COLLECTION STREET | CROSS STREET | TRAFFIC | DISTANCE |
| Population | 14,585 | 187,015 | W Mississippi Ave. | S Fox St. W | 23,002 | 0.39 mi |
| Households | 5,370 | 81,126 | W Florida Ave. | S Lipan St. | 11,831 | 0.42 mi |
| Median Age | 34.90 | 35.60 | W Florida Ave. | S Platte River Dr. | 10,000 | 0.42 mi |
| Median HH Income | \$73,399 | \$71,176 | S Platte River Dr. | S Jason St. | 9,400 | 0.38 mi |

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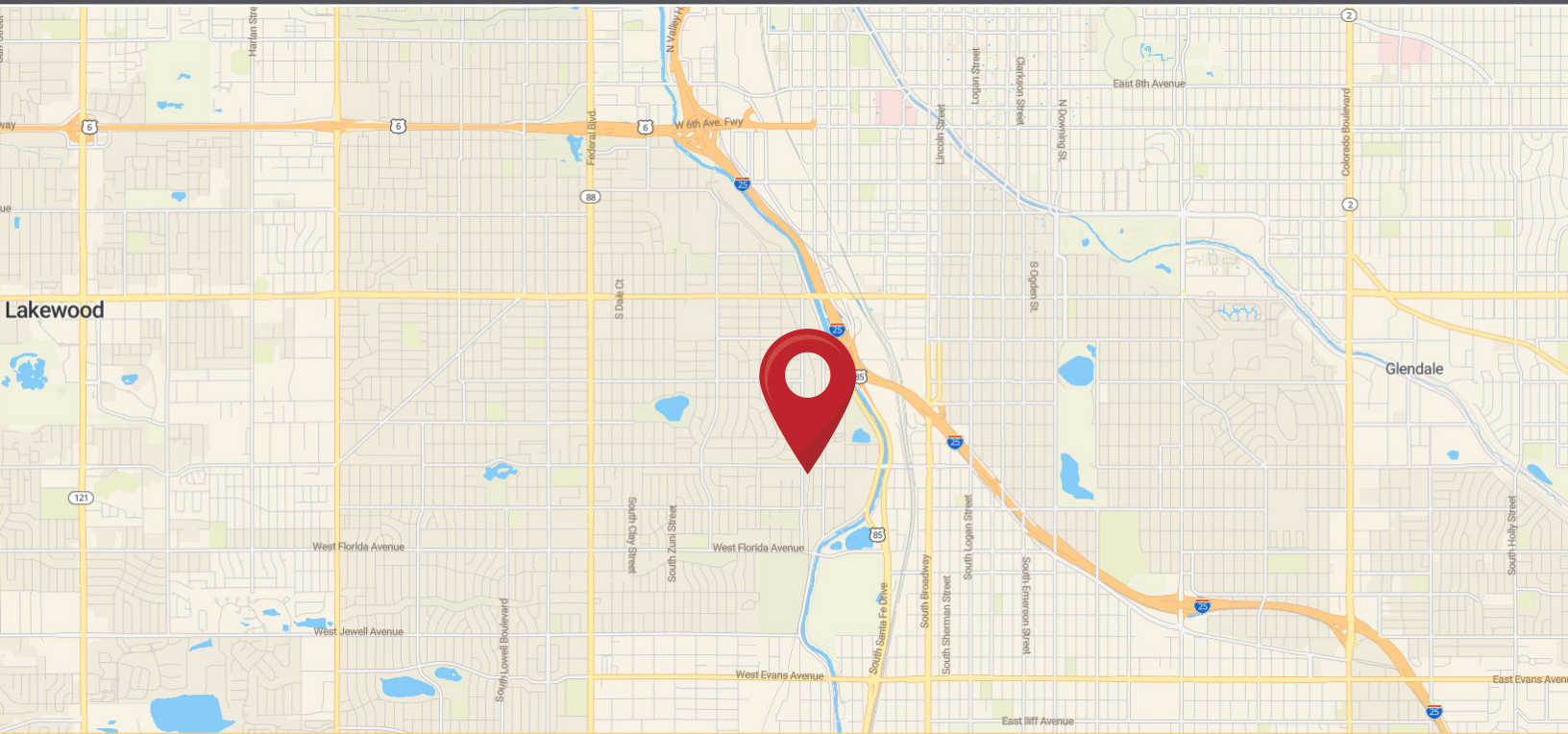
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