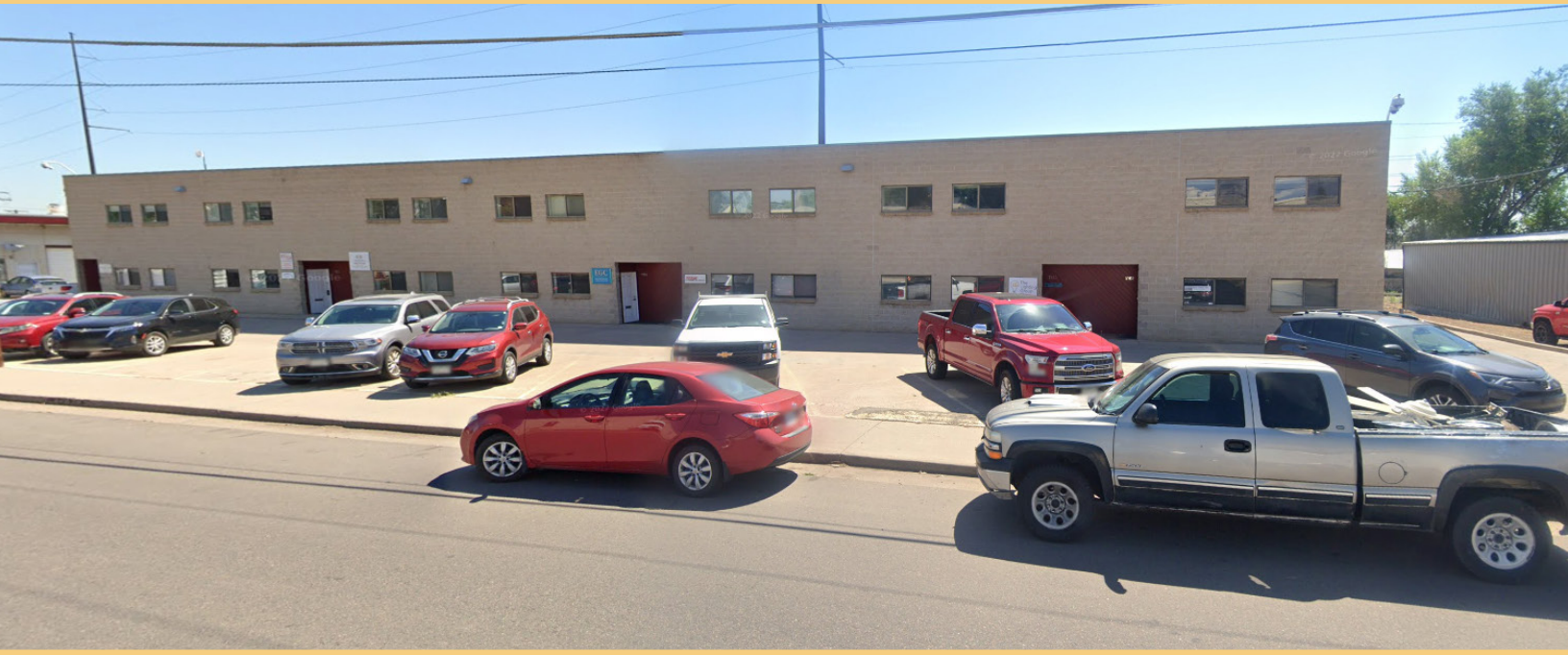
NORTHPEAK®
COMMERCIAL ADVISORS

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 ~1,400 SF of warehouse and 1,400 SF of flex/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

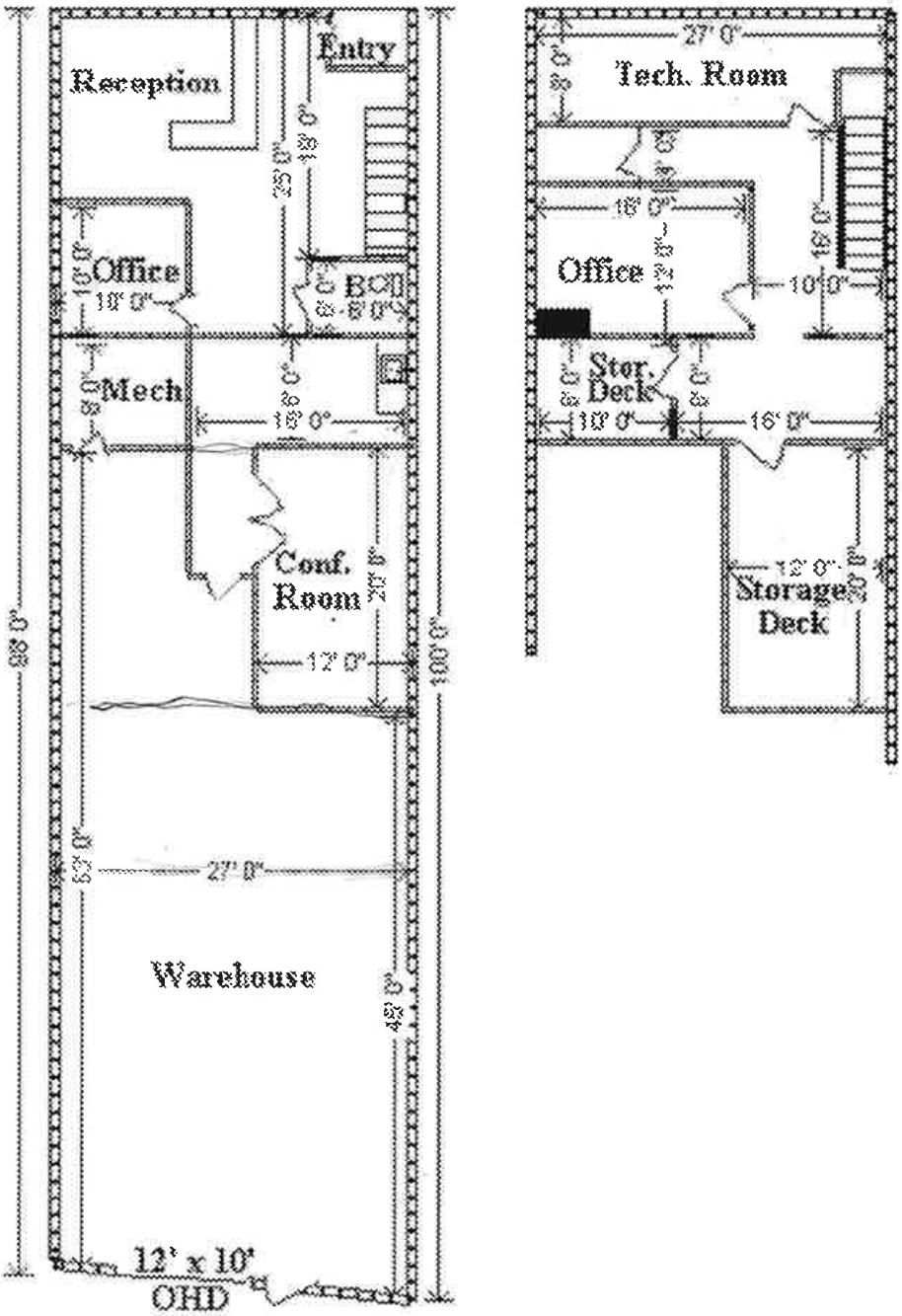
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APPROXIMATE FLOORPLAN BASED ON UNIT #1152



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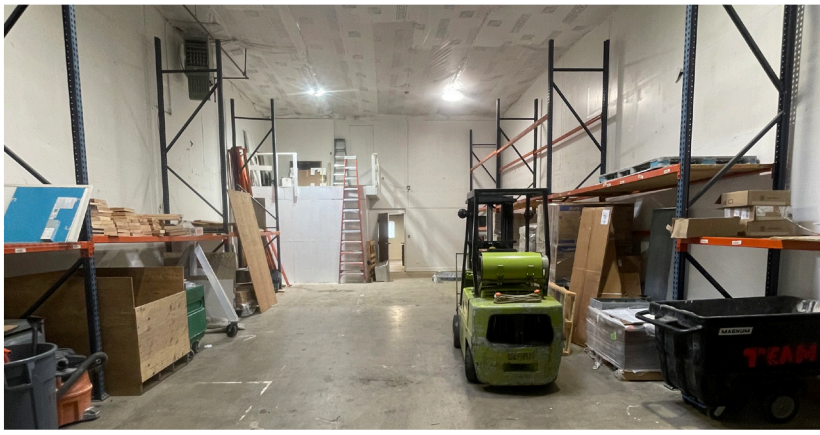
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DEMOGRAPHICS	1 MILE	3 MILES
Population	14,585	187,015
Households	5,370	81,126
Median Age	34.90	35.60
Median HH Income	$73,399	$71,176

TRAFFIC			
COLLECTION STREET	CROSS STREET	TRAFFIC	DISTANCE
W Mississippi Ave.	S Fox St. W	23,002	0.39 mi
W Florida Ave.	S Lipan St.	11,831	0.42 mi
W Florida Ave.	S Platte River Dr.	10,000	0.42 mi
S Platte River Dr.	S Jason St.	9,400	0.38 mi

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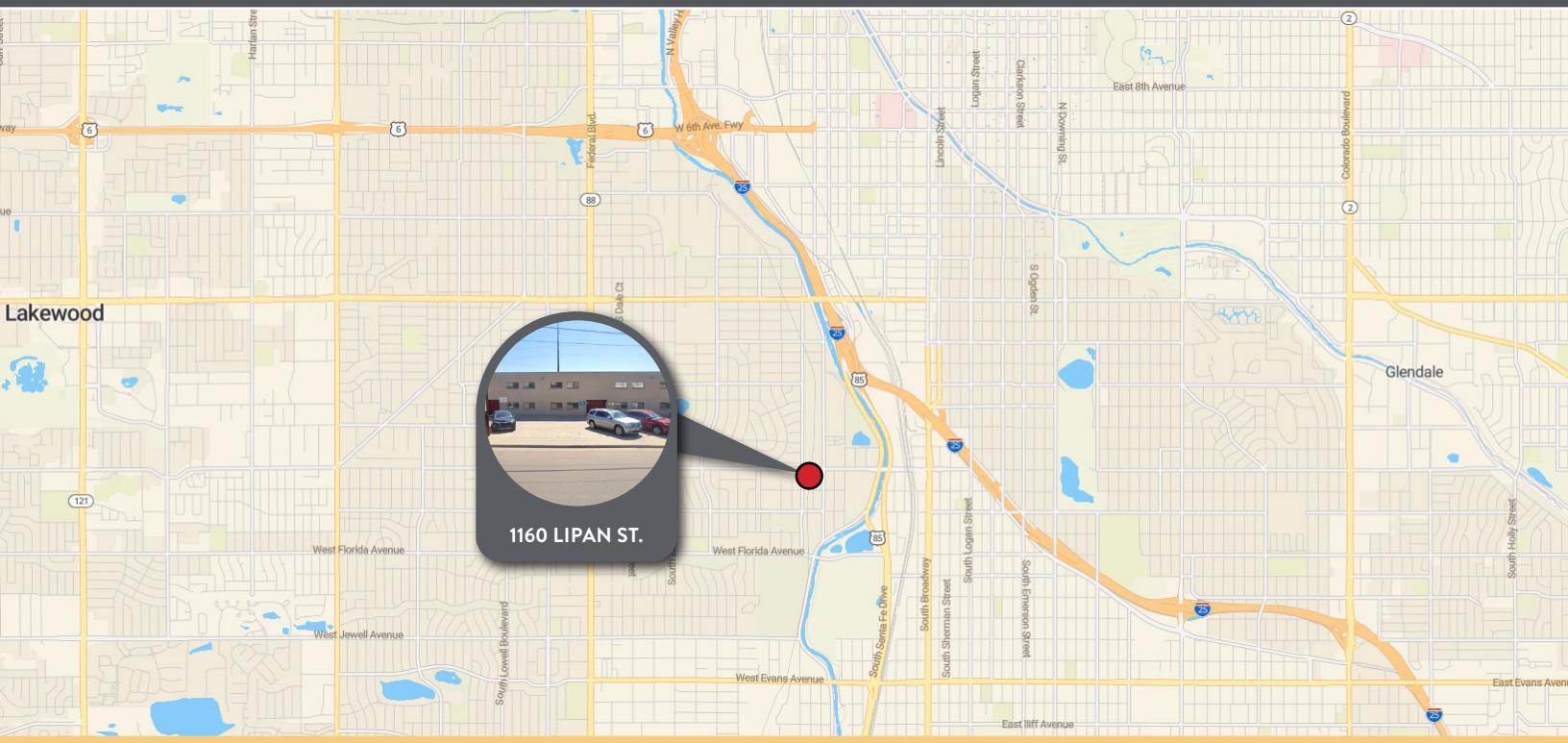
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