

## OFFICE FOR LEASE



### CAPITOL HILL OFFICE MANSION 837 SHERMAN STREET Denver, CO 80203

#### PROPERTY HIGHLIGHTS

- Up to (5) parking spaces \$50/month
- Full first floor kitchenette
- Located in heart of Capitol Hill
- Negotiable lease term



LEASE RATE  
NEGOT./  
SF FSG



AVAILABLE SF  
907 -  
2,425 SF



STORIES  
3  
STORIES



PARKING  
5  
RESERVED



YEAR BUILT  
1910



ZONING  
C-MX-8

## PROPERTY DESCRIPTION

Office space available in historic Capitol Hill Office Mansion. Located just 2 blocks East of Speer Boulevard and a half mile South of Civic Center Park. Renovated in 2006, this building is supported locally by walkable eateries, cafes, and convenience stores, making it the perfect space for any office user needing to be in close proximity to the Capitol or Downtown. 907-1,086 SF first floor space with kitchenette and private bathroom along with 1,339 SF third floor loft space available.

Madison Commercial Properties  
501 S. Cherry Street, Suite 350, Denver, CO 80246  
720.441.1460 | [www.madisoncommercial.com](http://www.madisoncommercial.com)





## AERIAL MAP

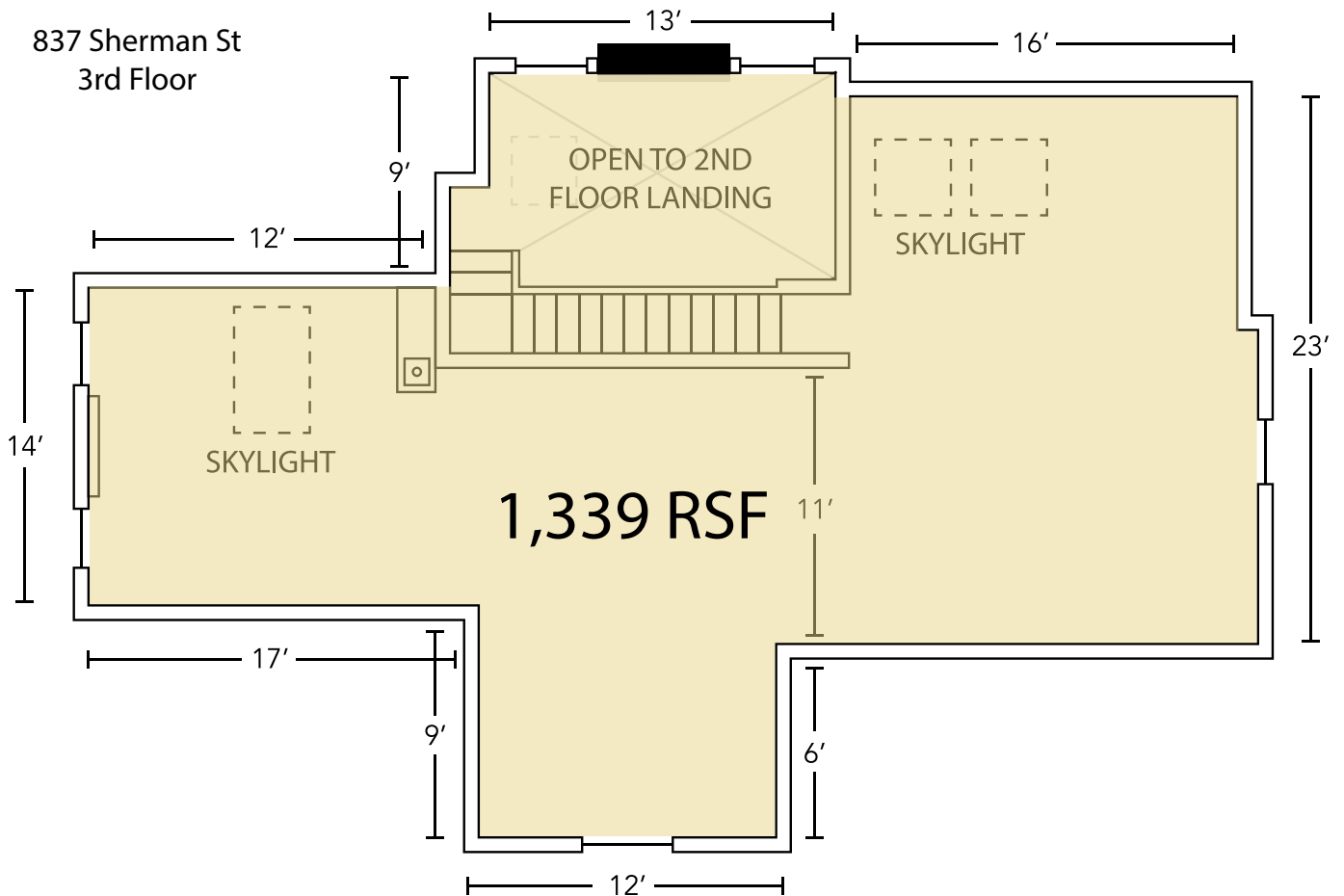
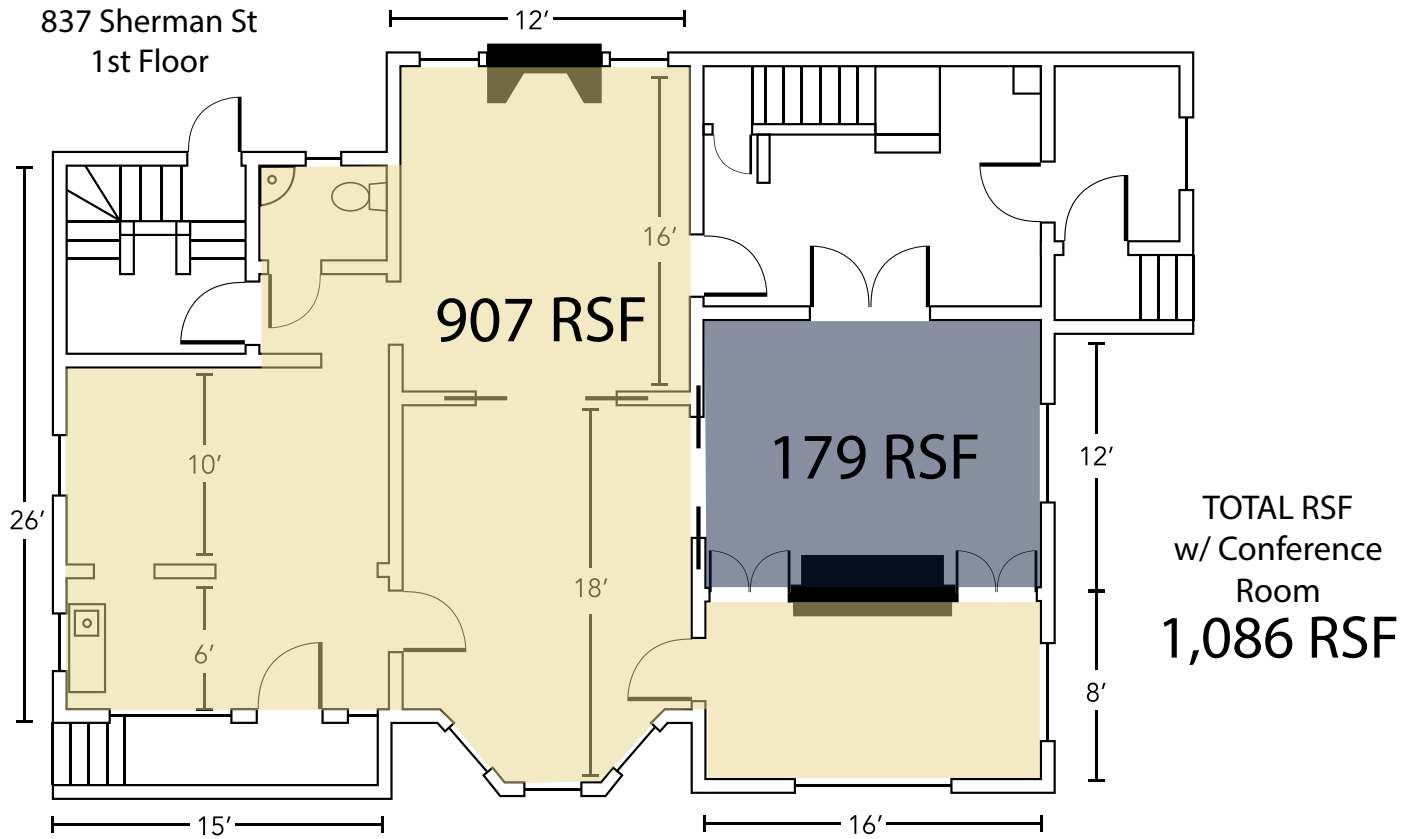


## AREA STATISTICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	45,010	249,404	548,050
Median Household Income	\$61,410	\$73,563	\$69,359
Households	28,851	127,696	248,151

TRAFFIC COUNT	CROSS STREET	TRAFFIC	YEAR
Lincoln St	E 8th Ave S	23,480	2017
E 8th Ave	Sherman St E	34,448	2018
Lincoln St	E 8th Ave N	38,216	2020

## FLOOR PLANS





## ADDITIONAL PHOTOS



If you have any further questions or would like to learn more,  
**please contact us today!**



**RYDER FINK**  
Commercial Real Estate Advisor  
Office: 720-779-3860  
Direct: 720-295-7650  
rfink@madisoncommercial.com



**BRANDON GOUKER**  
Managing Partner  
Office: 720-441-1460  
Direct: 303-895-9855  
bgouker@madisoncommercial.com

