



High-visibility retail space for lease in LoHi. This retail space features lots of natural light and many use possibilities. Located in the heart of LoHi and within walking distance to shops, restaurants, Union Station, LoDo and Coors Field. The upper level features kitchenette with dishwasher and refrigerator, reception desk, washer and dryer, coat closet and 1/2 bathroom. Lower level features ADA bathroom with shower, private room with upper and lower cabinets and sink, open floor plan with lots of natural light and handicap rear access. The space is currently configured for a hair salon with 3 shampoo bowls on the lower level and option for an additional shampoo bowl on the upper level. Perfect for a hair salon.

**PROPERTY HIGHLIGHTS:**

**Lease rate:** \$33.00 NNN

**CAM:** \$8.27

**Available SF:** 1,298

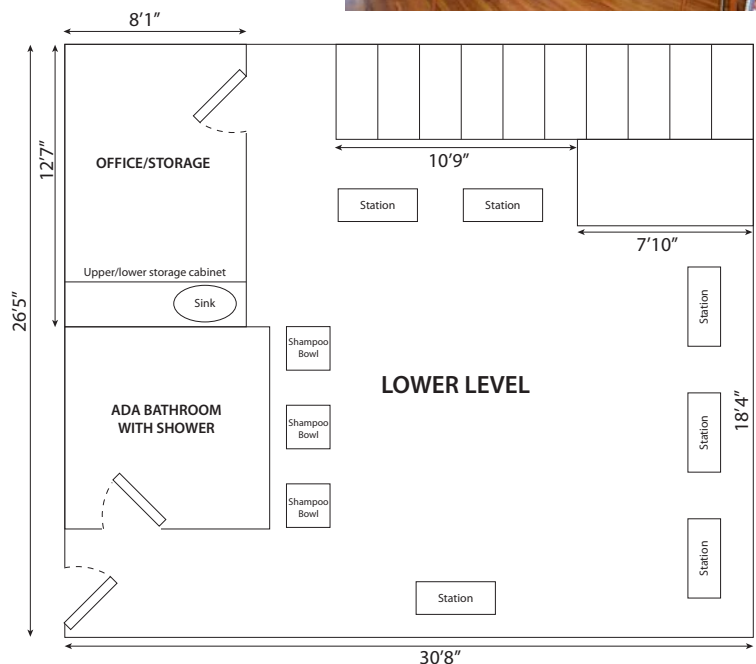
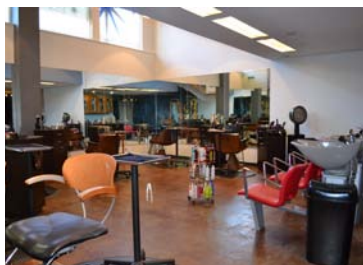
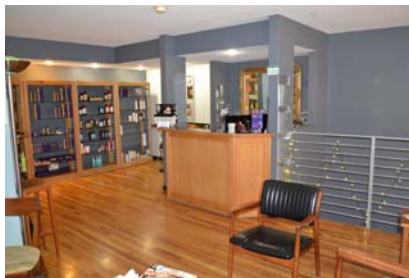
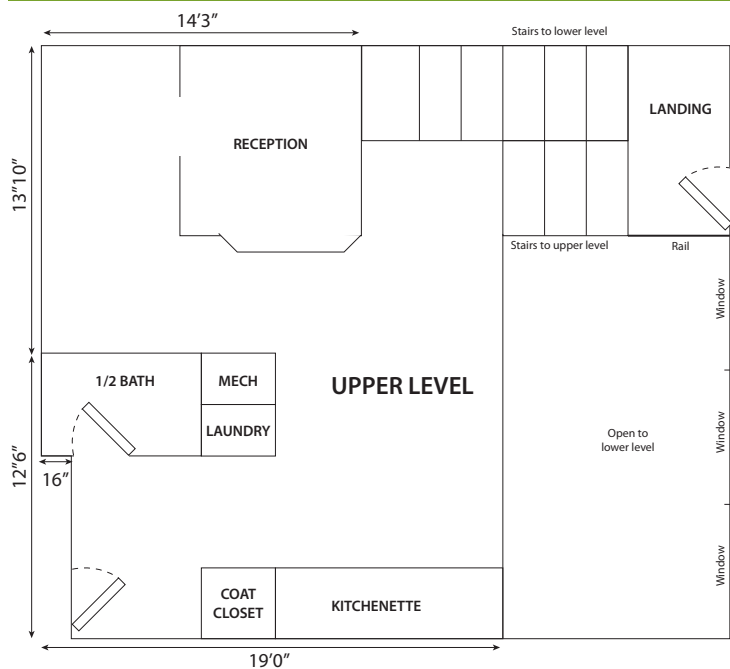
**Year built:** 1998

**Zoning:** CMX

- ▶ Full kitchenette with dishwasher and refrigerator
- ▶ 2 parking spaces included
- ▶ Storage locker included
- ▶ Option to lease additional 3 parking spaces
- ▶ Traffic count at 15th and Platte St. 19,433

FOR LEASE

# 2525 15TH STREET, #1D



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. Urban Realty makes no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Tenant should conduct a careful, independent investigation of the property to determine to their satisfaction, the suitability of the property for their space requirements.

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population	24,588	198,107	437,929
Households	12,432	96,524	198,105
Median Household Income	\$69,106	\$47,696	\$49,706
Daytime Employees	36,710	230,983	373,292
Median Home Value	\$375,216	\$281,076	\$271,181

Source: CoStar 2014



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