

# Office / Flex Space for Lease

7871 W MISSISSIPPI AVENUE, DENVER, CO 80226

**512 SF OF OFFICE SPACE  
+ FULLY FENCED YARD!**



## Overview

Hoff & Leigh proudly brings you this charming, recently remodeled office/flex space. This vacant unit has 512 SF of open office and one bathroom. Straight out the back door is your own private 800 SF, drive in, fenced yard! With street frontage right near the high traffic intersection of Wadsworth and Mississippi, this office would be perfect for any small business!

Click [HERE](#) for local zoning information.

**PLEASE DO NOT DISTURB NEIGHBORING TENANTS.**

For more information or to book a showing, please contact Chris Camozzi (303) 328-5611 or Brandon Langiewicz (715) 512-0265.

Unit:	Size:	Lease Rate:
7871	512 SF + Fenced Yard	\$2,500 / Month (+ Utilities)

## Highlights

- Fenced Yard
- Recently Remodeled
- Modified Gross Lease
- High Traffic Intersection

## Property Details

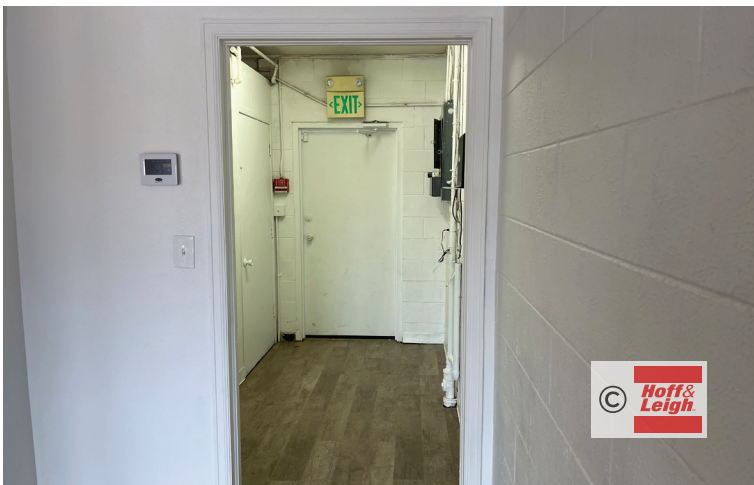
	<b>Lease Rate</b> \$2,500 / Month (+ Utilities)		<b>Building Size</b> 3,500 SF
	<b>Space Available</b> 512 SF + Fenced Yard		<b>Zoning</b> M-G-S
	<b>Lot Size</b> 0.66 Acres		

Rev: April 17, 2024



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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**Brandon Langiewicz, SIOR**

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7871 W Mississippi Ave, Lakewood, Colorado, 80226

## DEMOGRAPHICS



151,515  
Population



37.3  
Median Age



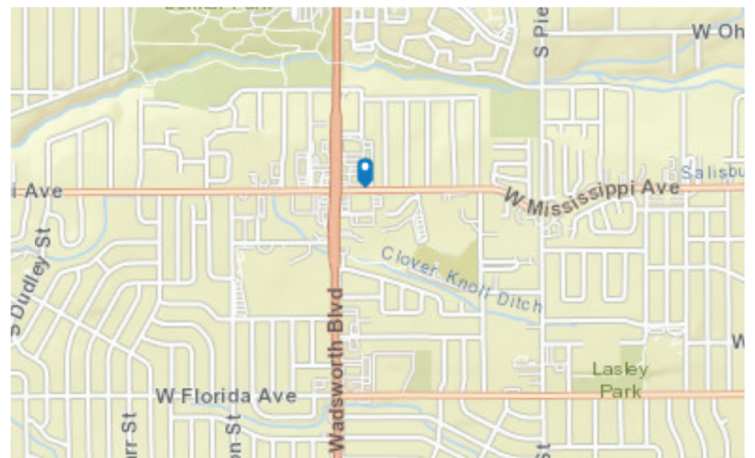
2.5  
Average  
Household Size



\$71,753  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
S Wadsworth Blvd	11,226	0.0
S Wadsworth Blvd	10,378	0.0
W Mississippi Ave	55,400	0.1
W Arizona Pl	50,791	0.1
S Yarrow St	12,346	0.1



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