

Prime LoDo Retail & Office Space For Lease



www.denverofficespace.com

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Denver, CO 80222
(303) 765-4344

John Fairbairn
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1620 Market Street | Denver, CO | 80202



Right Off 16th Street Mall!

Building Size: 16,377 SF

Available Space: Suite 5E- 1,780 SF

Basement- 4,688 SF

Flexible lease options

- 12' to 14' ceilings

- Easy access to public transportation

- Retail/restaurants all within walking distance!

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

Available Retail & Office Suites



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Our available spaces below

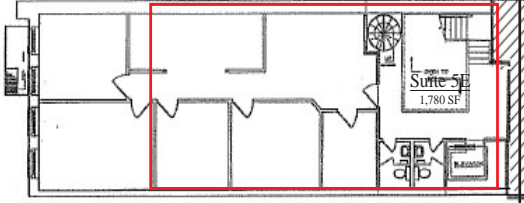
First Floor & Basement Retail Space
\$32-34/SF/NNN



The floor plan shows two levels of retail space. The top level is labeled "First Floor Bar Area" and the bottom level is labeled "Restaurant Floor Plan". Both areas are outlined in red.

- 4,688 SF
- Great restaurant or retail space
- Flexible lease terms
- First floor bar/reception area

Suite 5E - \$25/SF



The floor plan shows a single-level office suite with a red outline. A label inside the plan indicates "Suite 5E 1,780 SF".

- 1,780 SF
- Perfect space for a small business
- Move-in ready!
- Great views of Tabor Center and the Clock Tower
- High Ceilings

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