

DENVER ↑ EX ↓ COLO.

EST. 1871.

WAZEE

CHANGE

1900 WAZEE STREET, LODO

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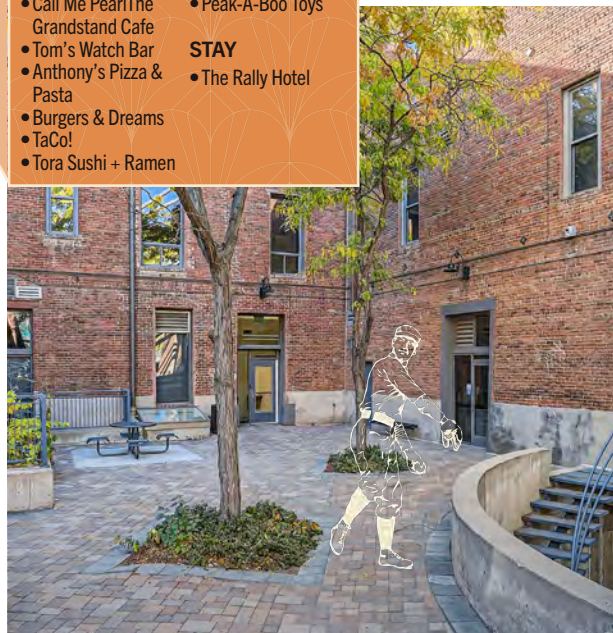
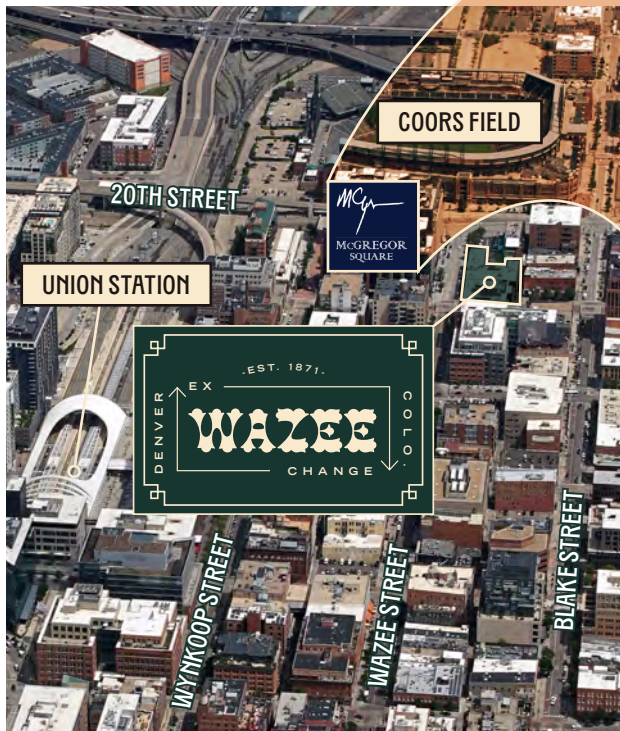
NEWMARK

 **STOLTZ**



Step into a harmonious blend of historic charm and modern sophistication at Wazee Exchange, where each facade tells a unique story of architectural brilliance. On the Wazee side, be transported back to Denver's 19th-century building boom with its rich tapestry of dark red bricks, intricate metal ornamentations, and vintage segmented arches reminiscent of a time gone by.

Turn to the 19th Street facade, and you'll find an inviting openness that epitomizes contemporary elegance. Floor-to-ceiling glass bays embrace the first level, capped by a sleek and understated cornice. Inside, the Douglas fir timber frame climbs elegantly within the lobby atrium, overlooking an interior courtyard and LoDo streetscapes.



McGREGOR SQUARE

RESTAURANTS

- Caldéro
- Carmine's Italian Restaurant
- Starbucks
- The Original
- Call Me PearlThe Grandstand Cafe
- Tom's Watch Bar
- Anthony's Pizza & Pasta
- Burgers & Dreams
- TaCo!
- Tora Sushi + Ramen

SHOPS

- Flowers on the Vine
- Bank of Colorado
- The Rally Store
- Rock Fitness
- Legacy Salon
- Peak-A-Boo Toys

STAY

- The Rally Hotel

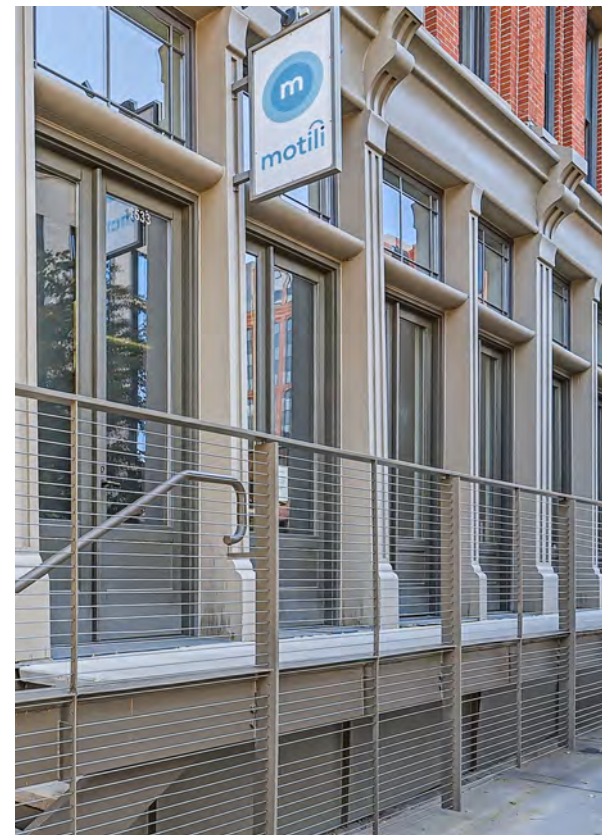


OVERVIEW

Total RBA	64,877 RSF
Stories	3
Year Built / Renovated	1871 / 2009
Parking	13 Surface Spaces in Adjacent Gated Lot

SPACE AVAILABLE

Suite 110	572 RSF
Suite 150	1,931 RSF
Suite 260	1,130 RSF



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