



DENVER ↑ EX ↓ COLORADO

EST. 1871.

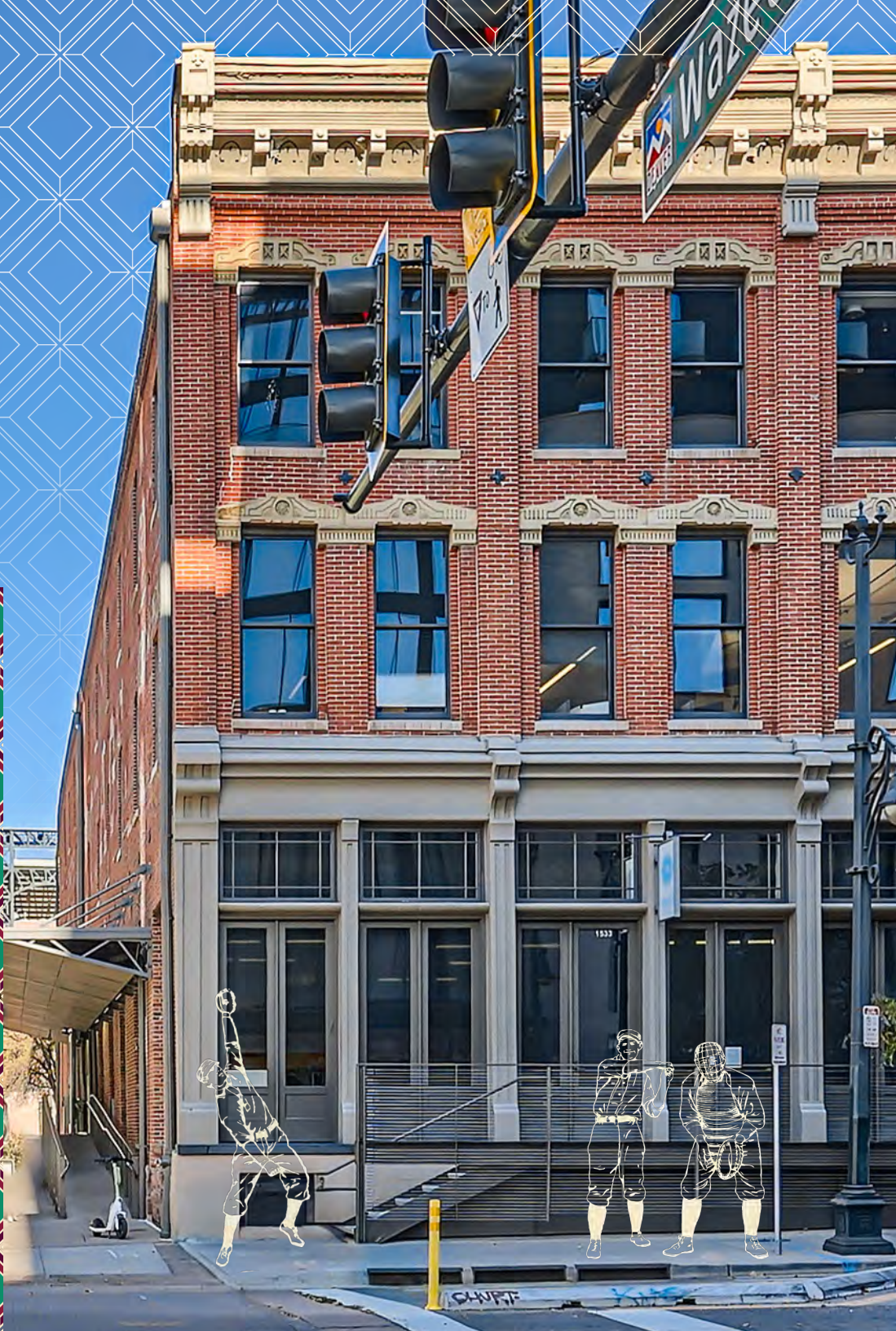
WAZEE

CHANGE

1900 WAZEE STREET, LODO

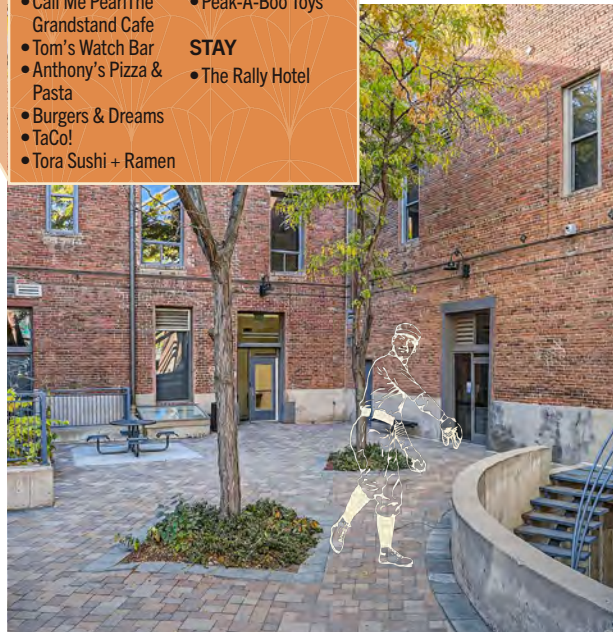
JAMIE GARD Vice Chairman tel. 303-260-4341 jamie.gard@nrmk.com	WHITNEY HAKE Senior Managing Director tel. 303-260-4202 whitney.hake@nrmk.com	GRACE LESSARD Associate Director tel. 303-260-4210 grace.lessard@nrmk.com
--	---	---

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.



PROPERTY DETAILS

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
Suite 300	3,016 RSF
Suite 305	2,641 RSF
Suite 311	3,133 RSF
Suite 350	3,609 RSF

McGREGOR SQUARE

RESTAURANTS

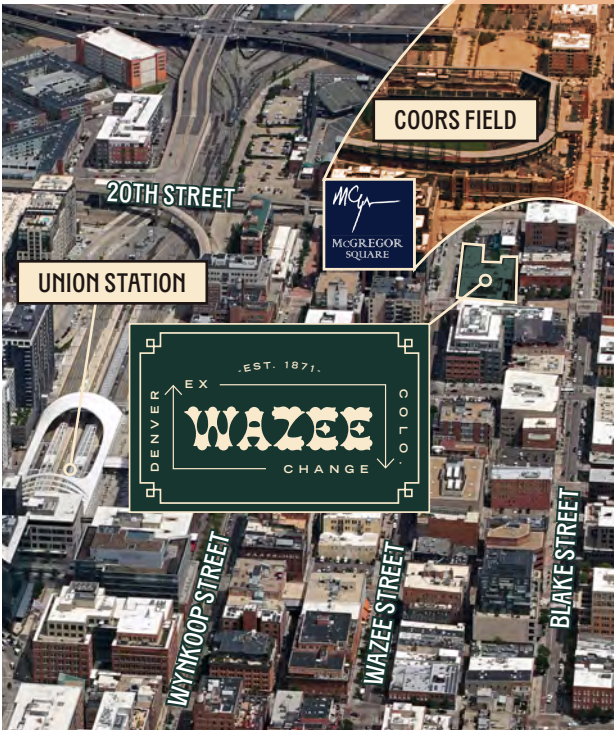
- Caldéro
- Carmine's Italian Restaurant
- Starbucks
- The Original
- Call Me PearlThe Grandstand Cafe
- Tom's Watch Bar
- Anthony's Pizza & Pasta
- Burgers & Dreams
- TaCo!
- Tora Sushi + Ramen

SHOPS

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

STAY

- The Rally Hotel



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

