

**1510
YORK**
DENVER.CO 80206

Second Floor | FOR LEASE

734-3,249 SF



THE JOHN HAND BUILDING

Property Overview

- Within walking distance of countless restaurants, bars, retail amenities on historic Colfax Ave. (Walker's Paradise: 93/100)
- Includes exterior open area and kitchen



Bldg Size **9,819 RSF**

Availability **743-3,249 RSF**

Year Built **1925**

Walk Score **93/100**



Lease Rate:

\$19.00-20.00/SF MG

(Tenant pays their own electricity and janitorial)

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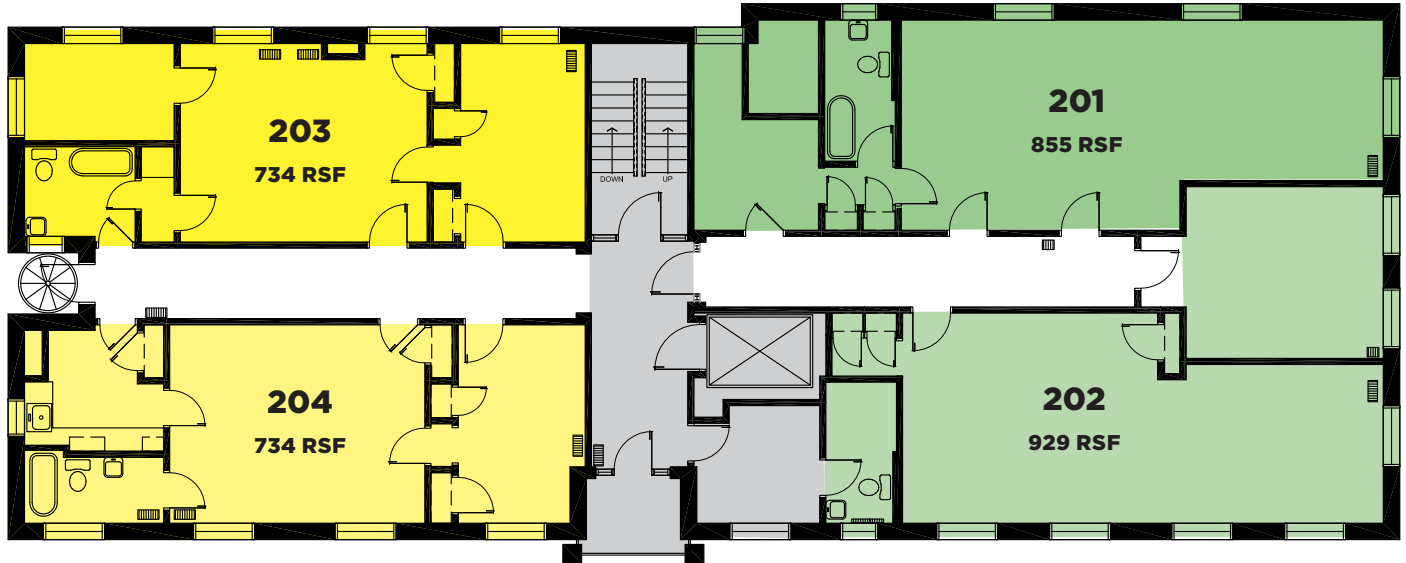
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SECOND FLOOR

SECOND FLOOR CAN BE LEASED AS:

4 INDIVIDUAL SUITES or 2 OFFICE HALVES or FULL FLOOR



203/204 Contiguous Unit 1,468 RSF

- Two private offices
- Exterior conference room
- Open area
- Kitchen

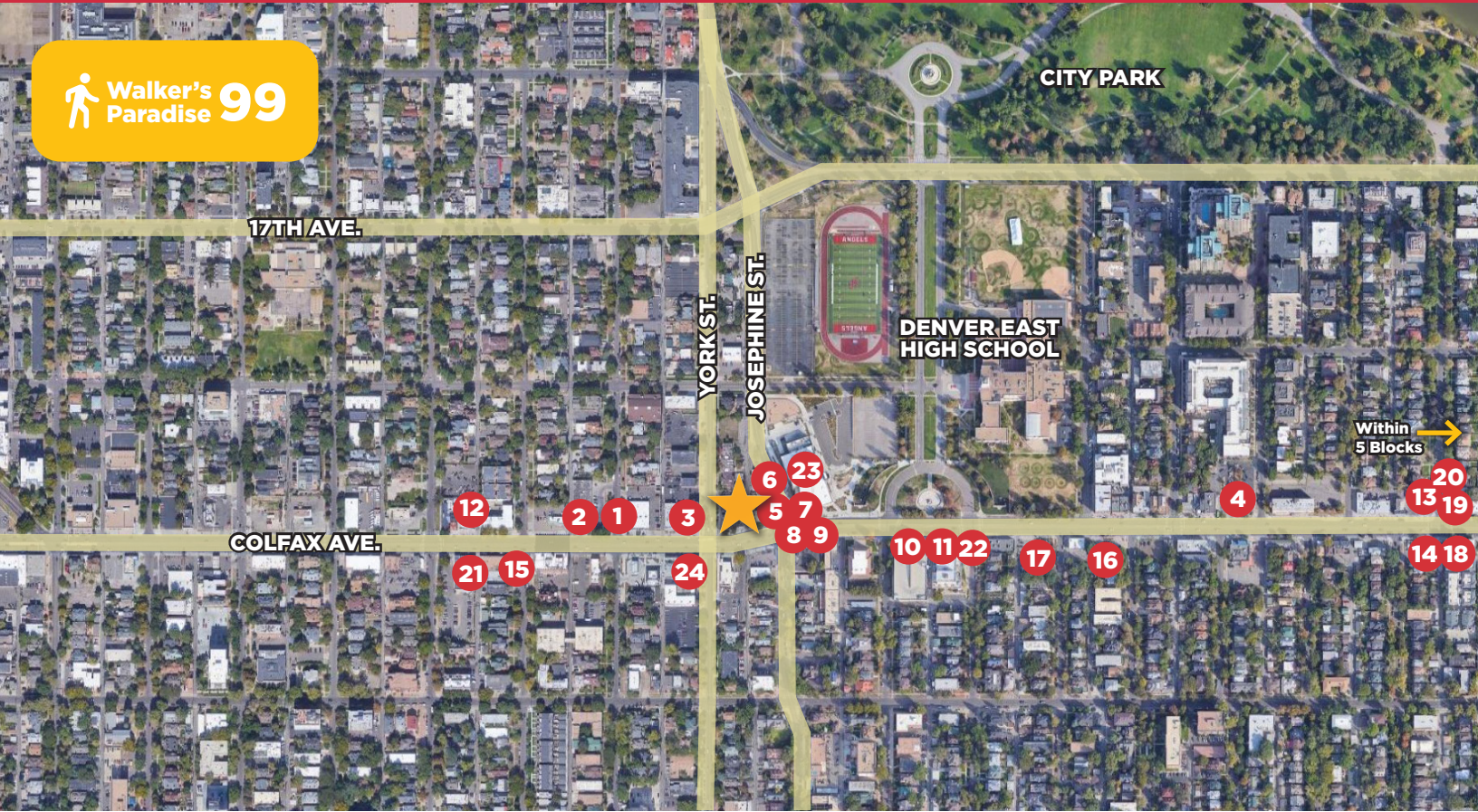
201/202 Contiguous Unit 1,782 RSF

- Two private offices
- Exterior conference room
- Open area

Full Floor - 3,249 RSF

- Full floor consisting of four exterior offices
- Exterior conference room
- Open area and kitchen
- Patio





- | | | | | | |
|---|-------------------|----|--------------------------|----|--------------------------|
| 1 | Chuey Fu's | 9 | Subway | 18 | Tommy's Thai |
| 2 | Ya Yahs | 10 | Chipotle | 19 | Chick-Fil-A |
| 3 | Sap Sua | 12 | Illegal Pete's | 20 | Sprouts Market |
| 4 | Starbucks | 13 | Atomic Cowboy | 21 | Walgreens |
| 5 | The DNVR Bar | 14 | Mezcal | 22 | Bar Max |
| 6 | Rolling Pin Pizza | 15 | Pete's Kitchen | 23 | Carla Madison Rec Center |
| 7 | Okinawa | 16 | Omonia Bakery | 24 | Savageau Coffee |
| 8 | Jimmy John's | 17 | Little Beast Street Food | | |



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