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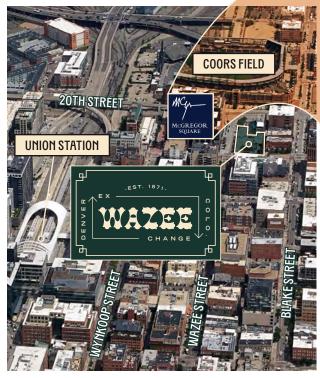
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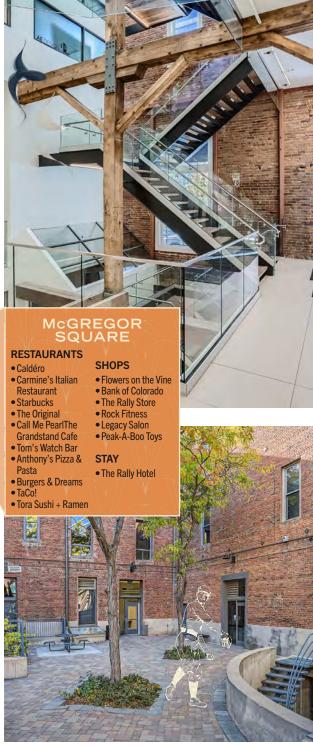
NEWMARK

STOLTZ

tep 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.

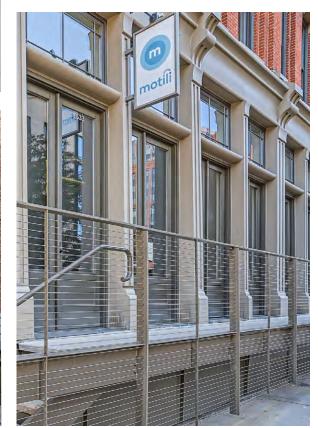
Turn to the 19th Street facade, and you'll find an inviting openness that epitomizes contemporary elegance. Floor-to-ceiling glass bays embrace the first level, capped by a sleek and understated cornice. Inside, the Douglas fir timber frame climbs elegantly within the lobby atrium, overlooking an interior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



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