

## WHEELER BLOCK HISTORY

The Wheeler Block dominates the southeast corner of West 29th Avenue and Vallejo Street. It recalls Charles A. Wheeler. After unsuccessfully looking for gold during the Pikes Peak gold rush, he served as a sergeant in the Civil War. He was especially a crucial figure in putting together what became the Colorado & Southern Railway in the late 19th century. Additionally, he was a founder of the Denver Athletic Club.

Early on Wheeler plunged into North Side real estate. In 1890 he pulled building permit #1128 on June 25th and permit #1284 on July 21 to erect the Wheeler Block as an apartment house/meeting hall at a cost of \$30,000. With his encouragement, the Daughters of the American Revolution, the Knights of Pythias, and numerous other social and political clubs made their North Side home in what was sometimes called Wheeler Hall. **The Wheeler Block is a well preserved representative of nineteenth century commercial construction.**



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Street Address: **2150 W. 29th Avenue**  
Designation: **DL#129**  
Historic Name: **Wheeler Block**  
[www.wheeleroffice.com](http://www.wheeleroffice.com)

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TIMELESS

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Owned & Managed by:

**CENTREPOINT**  
PROPERTIES

303.297.3137 | [info@cpointproperties.com](mailto:info@cpointproperties.com)  
[www.cpointproperties.com](http://www.cpointproperties.com)

## 1800'S CHARACTER MEETS MODERN DAY LOCATION

The Wheeler Block Building is a 6-story, 32,855 square foot office building located in Denver's popular Lower Highlands (LoHi) neighborhood. Constructed in 1892 and renovated in 2008, The Wheeler Block Building is a designated historic landmark of the City and County of Denver.



### THE BUILDING

The Wheeler Block Building showcases brick and timber construction through historic architecture. This large office building features an open, modern feel and a contemporary finish with traditional materials and architectural touches. Wheeler Block's floor plates offer differentiated styles that can cater to several tenant types and profiles.

**Building Size:** 32,855

**Year Built:** 1892

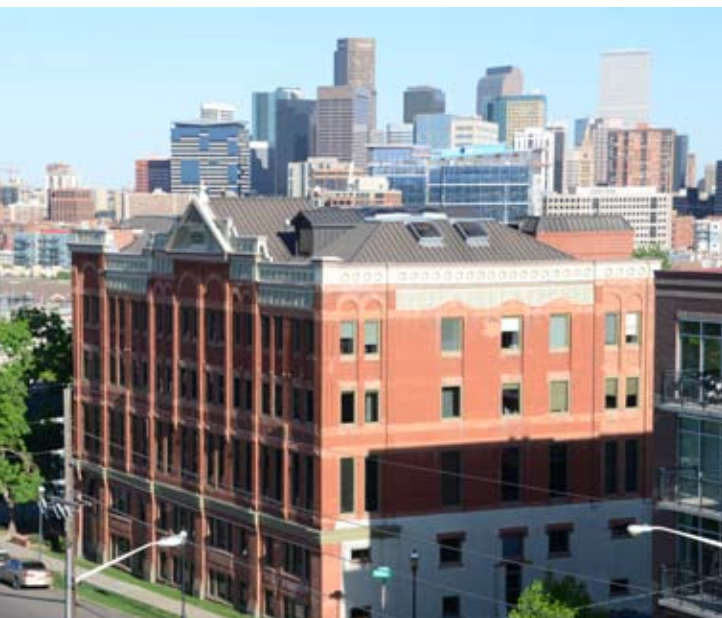
**Stories:** 6

**Construction:** Brick

**Parking:** Onsite Parking Available

### THE LOCATION

- \* Walking distance to LoDo and the entire Platte Valley
- \* Easy access to I-25
- \* Close proximity to Light Rail
- \* Near Commons and Confluence Park



### THE LOWER HIGHLANDS: HIGHLANDS LIFESTYLE

LoHi, is the eastern section of popular Highland. Bordered by West 38th Ave., I-25, Zuni Street St. and Speer. It's home to young singles, urban professionals and growing families. Residents enjoy the quiet streets and proximity to neighborhood galleries, coffee shops and some of the city's best eateries. This emerging area is home to exciting new modern architecture, which sit alongside historic Victorian homes and brownstones. The Highland pedestrian bridge connects the neighborhood to all of the downtown action.

# • POTTER HIGHLANDS OFFICE SPACE FOR LEASE •



## WHEELER BLOCK BUILDING 2150 W. 29th Avenue

**Space Available:** 780 SF - 4,195 SF

**Lease Rates:** \$17.00 - \$26.00 NNN

**Building Size:** 32,855

**Year Built:** 1892

**Stories:** 6

**Construction:** Brick

**Parking:** Onsite Parking

### FEATURING

- Full Floor Available
- Move-in ready Spec Suites
- Prominent Highlands Location (LoHi)
- Charming and historic brick office building
- Walking distance to LoDo and the entire Platte Valley
- Easy access to I-25
- Close proximity to Light Rail
- Near Commons and Confluence Park

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# HIGHLANDS HISTORY



General William Larimer, Jr., laid out the townsite of Highland on the hilly bluffs facing the South Platte River in December 1858. On the east side of the river, two other towns had previously been created, Auraria and Denver City. The acreage claimed by the townsite was larger than that included within the boundaries of either Auraria or Denver City. The site was notable for its elevation about the river valley and its scenic views, but its isolation from the other settlements by the topography made access an early challenge.

The Highland Town Company organized in the fall or early summer of 1859. In 1875 the town of Highlands was incorporated. Highlands, which comprised about two square miles of land, viewed itself as an elite suburb, where

residents enjoyed fresh air, solid homes, pure water, and the lack of undesirable influences such as saloons. The Highlands is not just one district, but more than thirty-five separate sub-divisions. The city had high aspirations of its own, touting clean air high above the smoke and industry of Denver, clean artesian water, and most important, clean morals.

The hopes and glory of Highlands were short-lived. There were major transportation difficulties crossing the South Platte into Denver and climbing the hill up to Highlands. These problems and the 1893 Silver Crash, which strained the town's finances, led to a vote by Highlands citizens in 1896 to annex Highlands to Denver.

**“To be a perfect Eden, a Utopia, was the dream and ambition of the whole town of Highlands, the people of the town were a very proud people. They were proud of their gardens, their trees, their churches, their schools, their pure air, their pure water, their pure morals – especially their pure morals.”**

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