

1201 | **E COLFAX AVE**
DENVER, CO 80218

\$15.00 – 18.00 SF/YR (NNN)
LEASE RATE



TWO FULL FLOORS AVAILABLE
2,366 – 10,159 SF



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 **UNIQUE**
PROPERTIES

 TCN

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PROPERTY HIGHLIGHTS

| | |
|---------------------|-----------------------------|
| Address | 1201 E Colfax Ave |
| City, State, Zip | Denver, CO 80218 |
| Building Name | Bourbon Square |
| Lease Availability: | Suite 201: 2,366 SF SF |
| | Suite 202: 2,568 SF |
| | Suite 301: 5,225 SF |
| | Contiguous Space: 10,159 SF |
| NNN's | ~\$9.91/SF |
| Parking | 59+ Spaces |
| Year Built | 1905 |
| Zoning | MS-5, DO-8 |
| Parking Ratio | 3.0 / 1,000 SF |

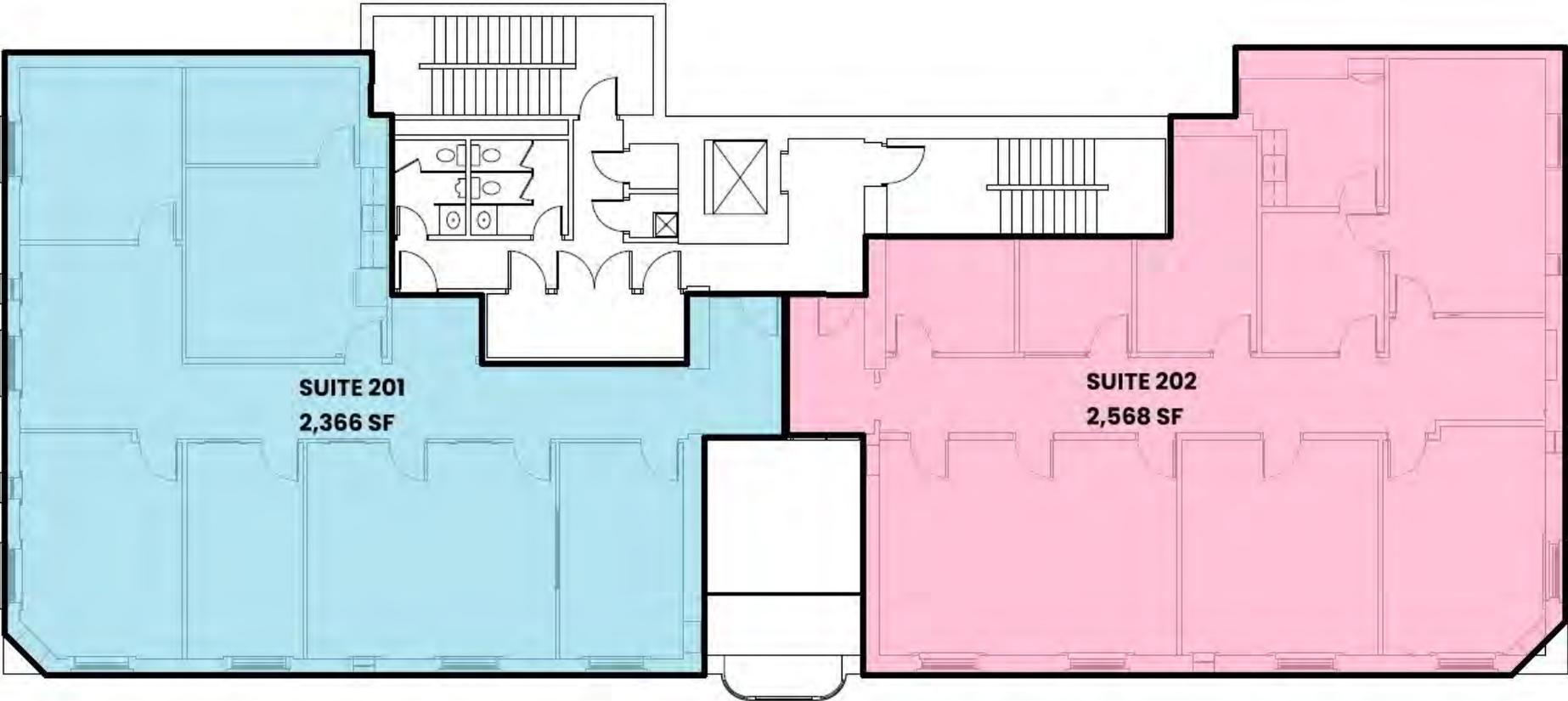


Bourbon Square is a 28,437 SF office property located along Colfax Avenue, the longest commercial corridor in the U.S. With over 120 years of history and visits from icons like Elvis Presley and Clint Eastwood, the site blends character with prime retail potential. Featuring a mix of storefronts, restaurants, and boutique office space, it offers strong visibility, steady foot traffic, and flexible C-MS-5 zoning with a DO-8 overlay for future expansion. Its central location, historic charm, and surrounding amenities make it an ideal opportunity for retailers seeking a presence in one of Denver's most active urban corridors.

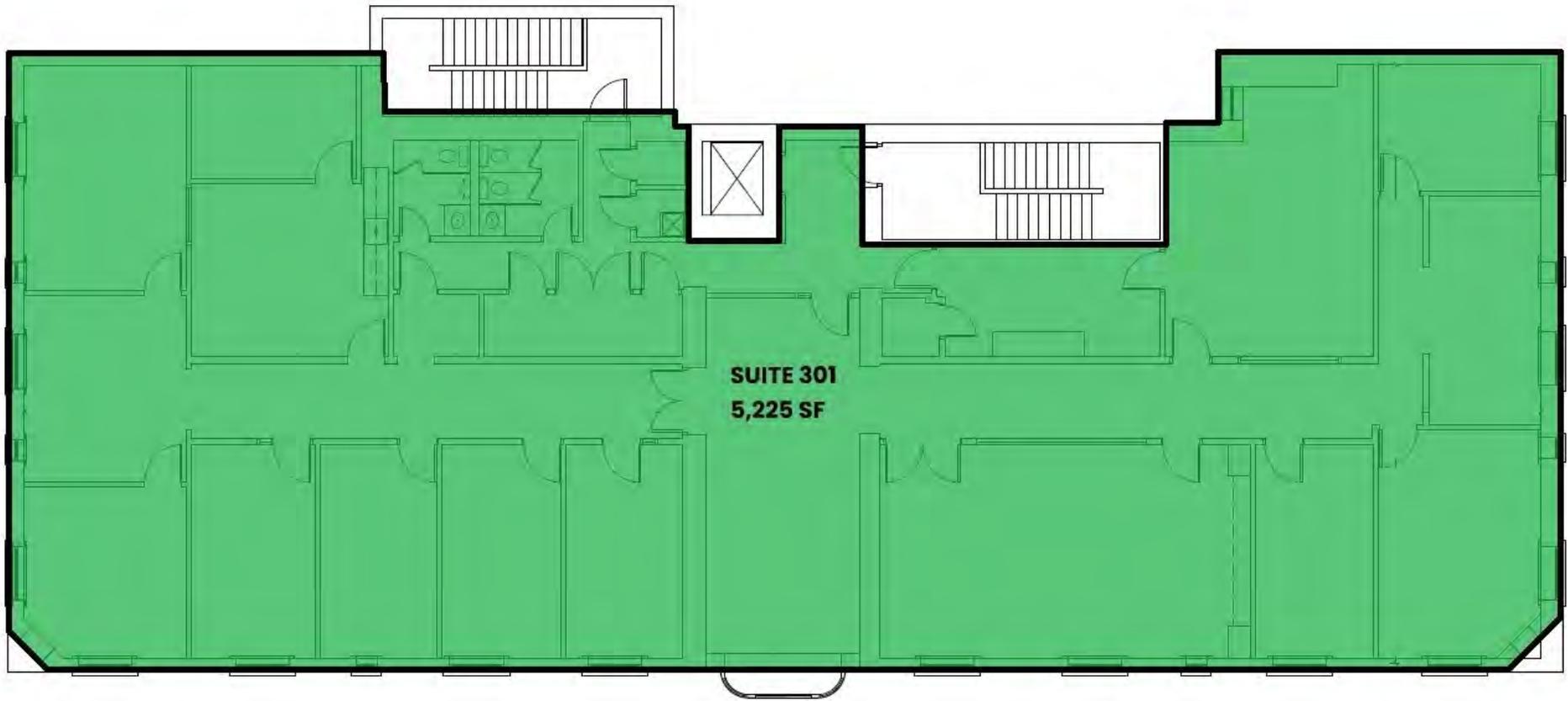
- Opportunity to be apart of Historic E Colfax
- New BRTS under Construction
- Abundant Parking
- Flexible Lease Terms
- ADA Accessible and an elevator
- 554 New Apartments Units U/C directly South
- Ground Floor Retail with outside patio area



SECOND FLOOR



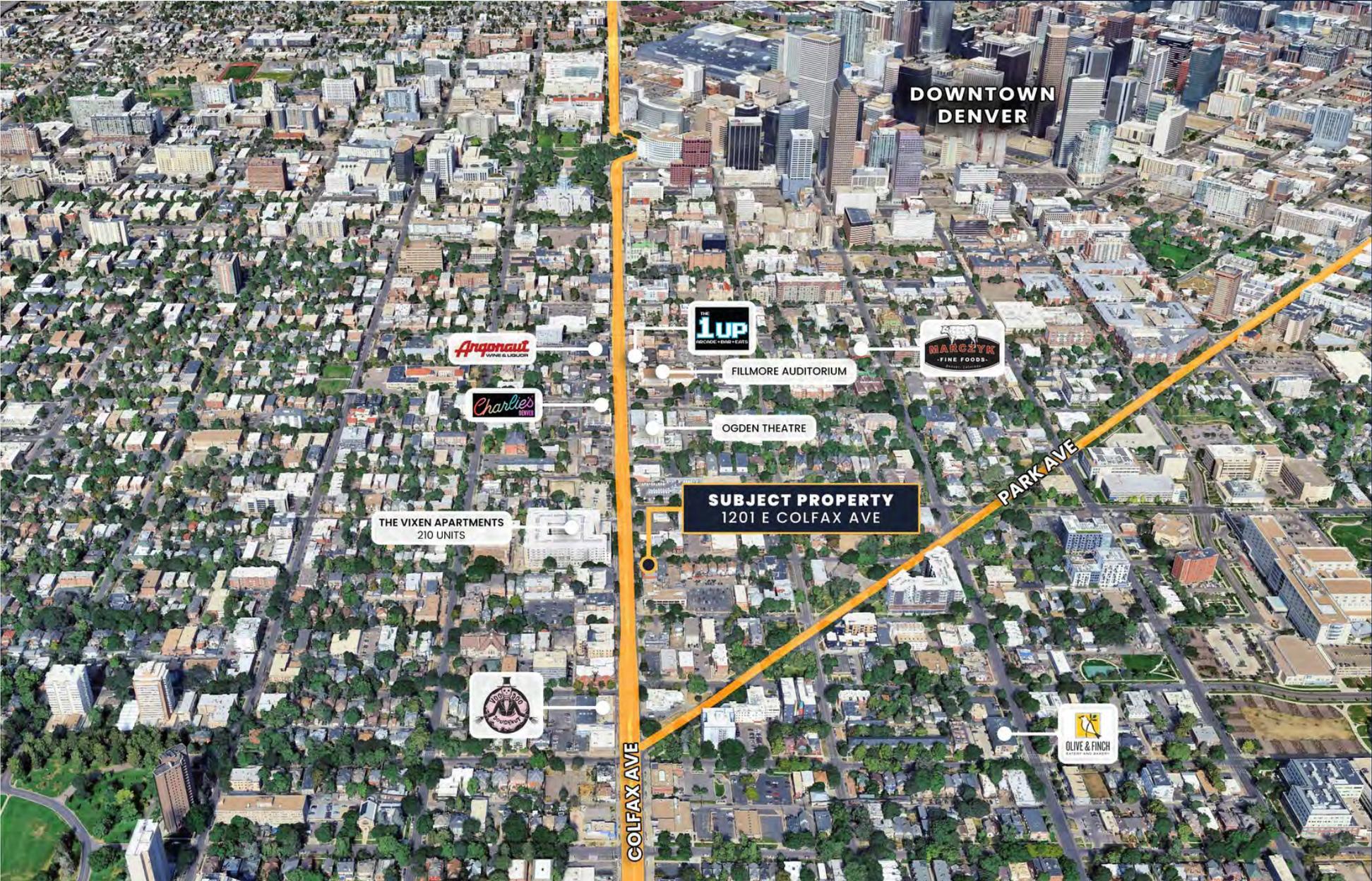
THIRD FLOOR



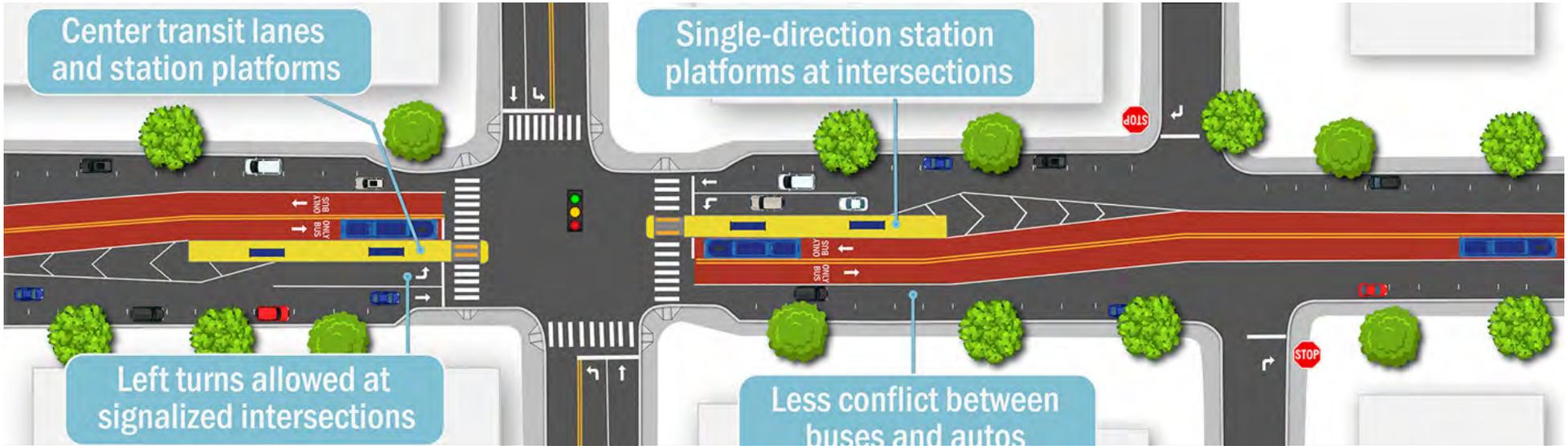
ADDITIONAL PHOTOS



SITE AERIAL



EAST COLFAX BRT PROJECT – HOW IT WORKS



Phase 2 (north side) along Washington→Marion—including our frontage—is underway now and targeted to wrap late 2025; only routine punch-list work follows.



Colfax BRT — Segment 1 (Broadway→Williams): Phase 1 (south side) at 1201 E Colfax is complete (Summer 2025).

BOURBON SQUARE



BOURBON SQUARE HISTORY

Bourbon Square has a rich 120-year history, evolving from a landmark hotel to a dynamic commercial hub along Colfax Avenue, the longest commercial corridor in the U.S. Originally constructed in 1905 as the West Vernon Hotel, the building was one of the first multi-story commercial properties on Colfax, shaping the district's transition from a residential area to a bustling business corridor. In 1948, it became home to a renowned saloon, attracting notable figures such as Elvis Presley and Clint Eastwood, the latter even filming a scene from Every Which Way But Loose outside the venue. Over the decades, the building underwent multiple transformations, including a rebranding as Syd King's Crazy Horse Saloon in the 1980s before ultimately being renamed Bourbon Square. The property continued to serve as a cultural and entertainment hotspot, housing the Irish Snug, one of Denver's most beloved pubs, until its closure in 2022. Today, Bourbon Square stands as a testament to Denver's evolving urban landscape, blending historic charm with modern potential for investment and redevelopment.



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