

# FOR SALE



## BOLT FACTORY LOFTS

209 KALAMATH STREET | UNITS 17/18 | DENVER, CO 80223

### PROPERTY HIGHLIGHTS

**\$890,000 (\$385/SF)**

LIST PRICE

**OFFICE CONDO**  
BUILDING TYPE

**1951/2006**  
YEAR BUILT

**2,313 SF**  
UNIT SIZE



FOR MORE INFORMATION, PLEASE CONTACT

**ERIC SHAW**

*VICE PRESIDENT*

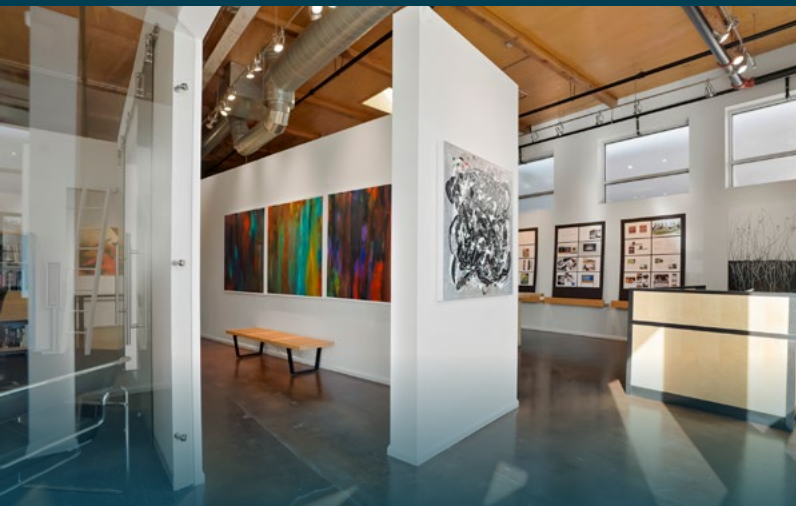
T 720.319.3252

ESHAW@PINNACLAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)







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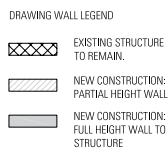
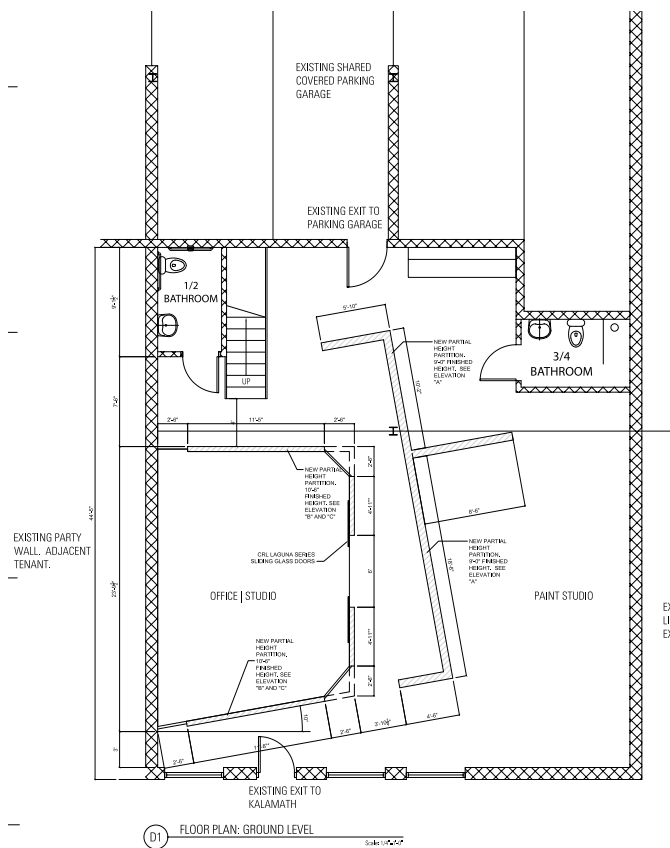
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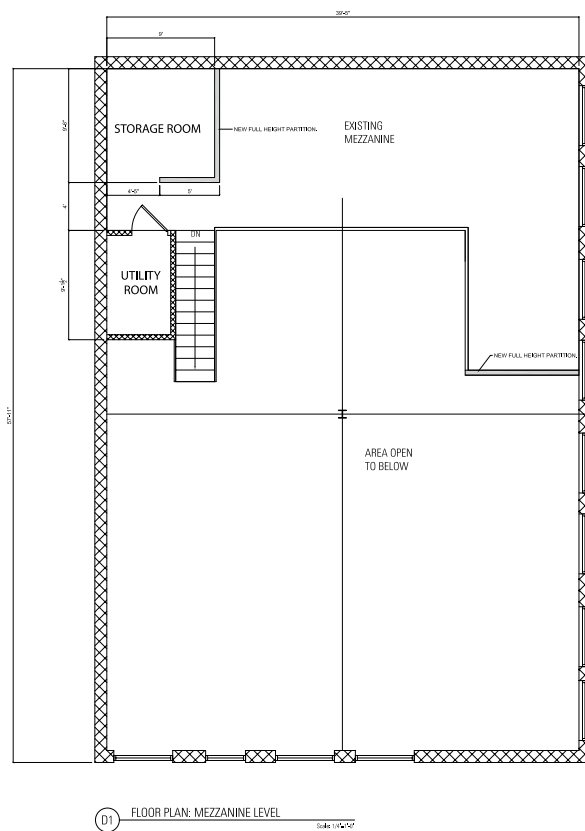
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EXISTING ZERO LOT LINE CONDITION, EXTERIOR WALL.



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## BUILDING/UNIT FEATURES

- ▶ ICONIC ADAPTIVE REUSE OF AN INDUSTRIAL PROPERTY INTO CONTEMPORARY OFFICE CONDOMINIUMS
- ▶ POSITIONED ALONG KALAMATH ST OFFERING EXCELLENT EXPOSURE TO BOTH VEHICLE TRAFFIC AS WELL AS LIGHT-RAIL COMMUTERS
- ▶ ENDCAP UNIT LOCATION WITH VISIBLE SIGNAGE OPPORTUNITIES DIRECTLY FROM KALAMATH ST.
- ▶ DISTINCTIVE CHARACTER FEATURING HIGH CEILINGS, CONTEMPORARY FINISHES, ABUNDANT NATURAL LIGHT, AND POLISHED CONCRETE FLOORS
- ▶ FLEXIBLE I-MX-3 ZONING ALLOWS FOR A WIDE RANGE OF USES INCLUDING OFFICE, SHOWROOM, RETAIL, GALLERY, LIVE-WORK AND MORE
- ▶ THREE DESIGNATED PARKING SPACES IN ATTACHED, COVERED AND HEATED GARAGE WITH AN OVERSIZED DOOR



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