

**ODD FELLOWS HALL**

1543 - 1545 Champa Street | Denver, Colorado 80202

**HISTORIC DOWNTOWN BUILDING FOR LEASE**

- Charming historic building with exposed brick space, near the intersection of 16th Street Mall and Champa Street on restaurant row
- Building features include four-story atrium, glass elevator, and Mermaids Bakery
- Easy access to public transportation; one half block from 16th Street Free Mall Ride and two blocks from light rail stations at 16th and Stout and the Denver Convention Center
- In the heart of Downtown and near the newly renovated University Building which includes Modern Market, Moe's Bagels, City Pop, and Cheeba Hut. Lots of restaurants and pubs within walking distance

**PROPERTY HIGHLIGHTS**

- Amazing Downtown Denver location
- Year Built - 1889
- Year Renovated - 1983

**AVAILABILITY**

- 2,070 SF Suite 102
- 2,221 SF Suite 200 & 202





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## PROPERTY FEATURES

Year Built	1889
Year Renovated	1983
Zoning	B-5
Features	Dramatic 18' brick exposure wall First floor lobby space
Nearby	Attorney offices, engineering firms, boutique bakery, craft cocktail bars
Land Size	0.14 Acre (6,098 SF)

## AVAILABILITY

Suite 102	Office space - 2,070 SF Main level (1,400 SF) Mezzanine (670 SF)
Suite 200 & 202	2nd floor office space - 2,221 SF *Can be divisible into two office spaces

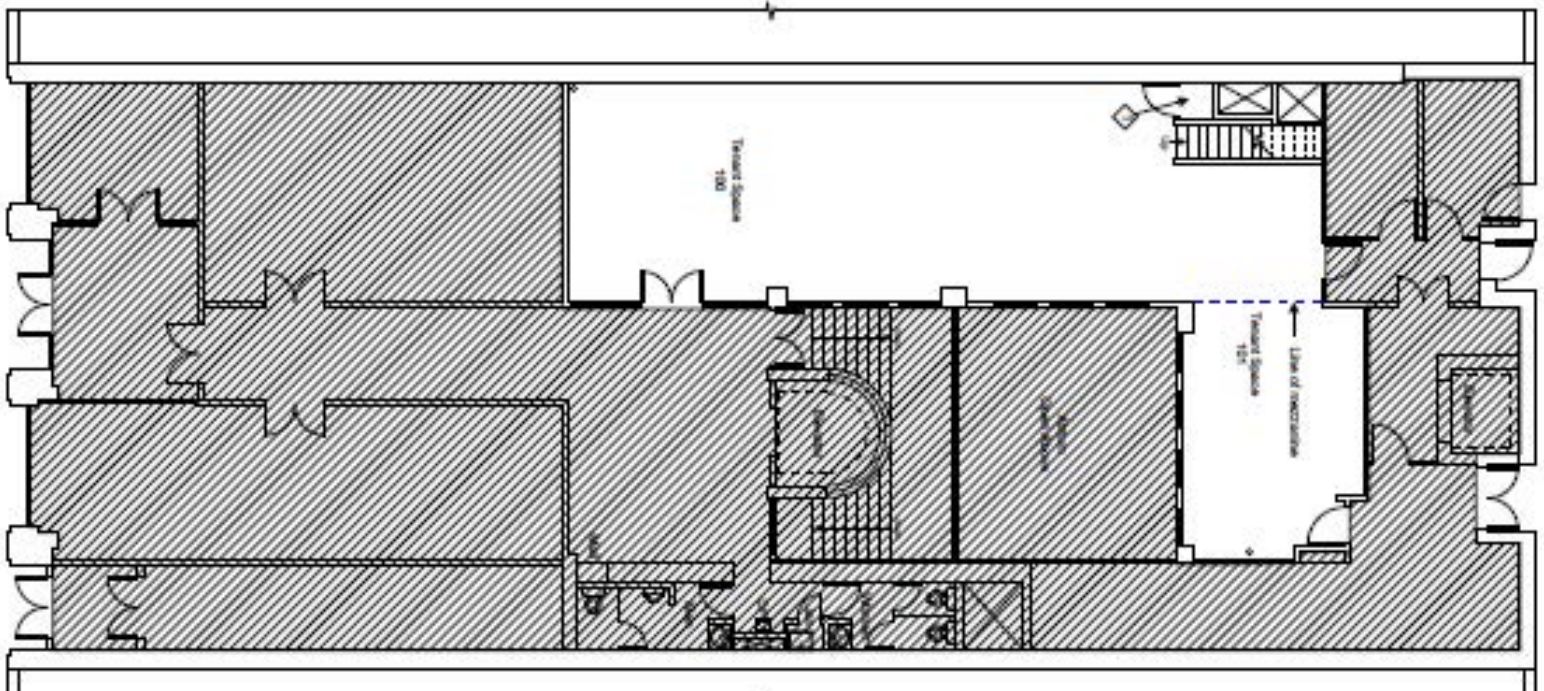
## LEASE RATES

Suite 102	\$20.00/SF MG
Suite 200 & 202	\$20.00/SF MG

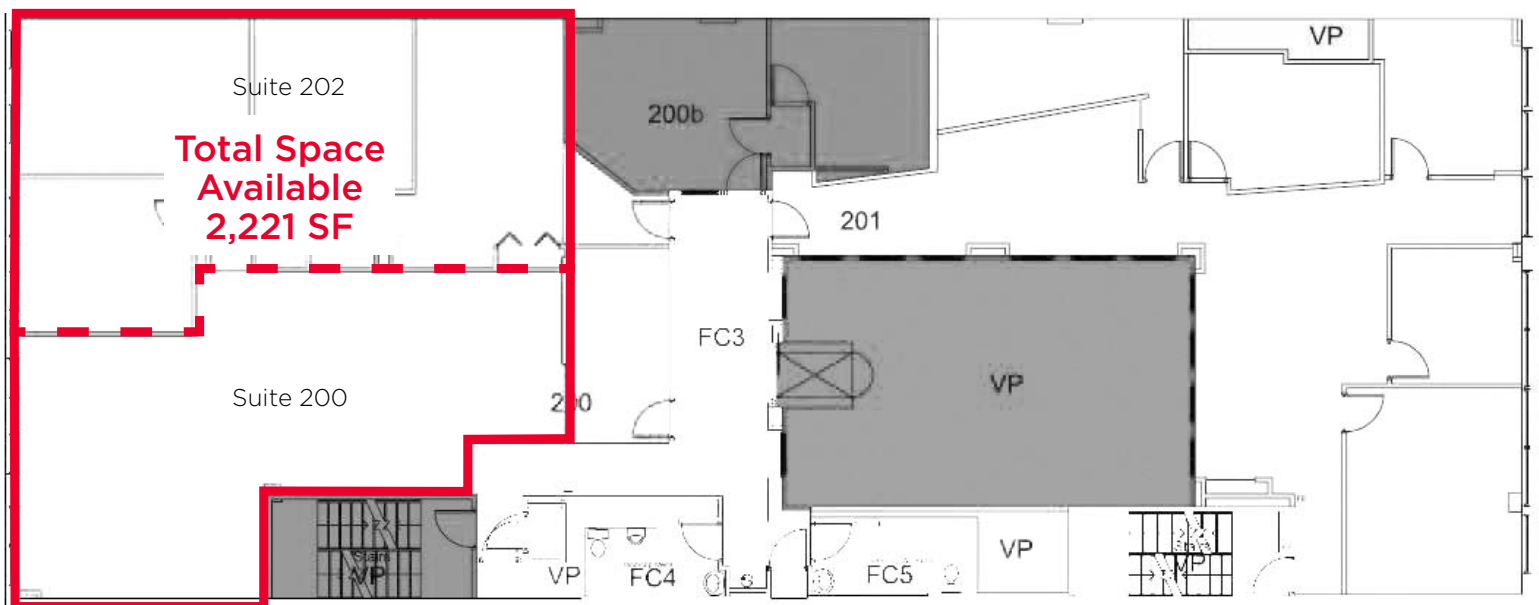




## Ground Floor Floorplan



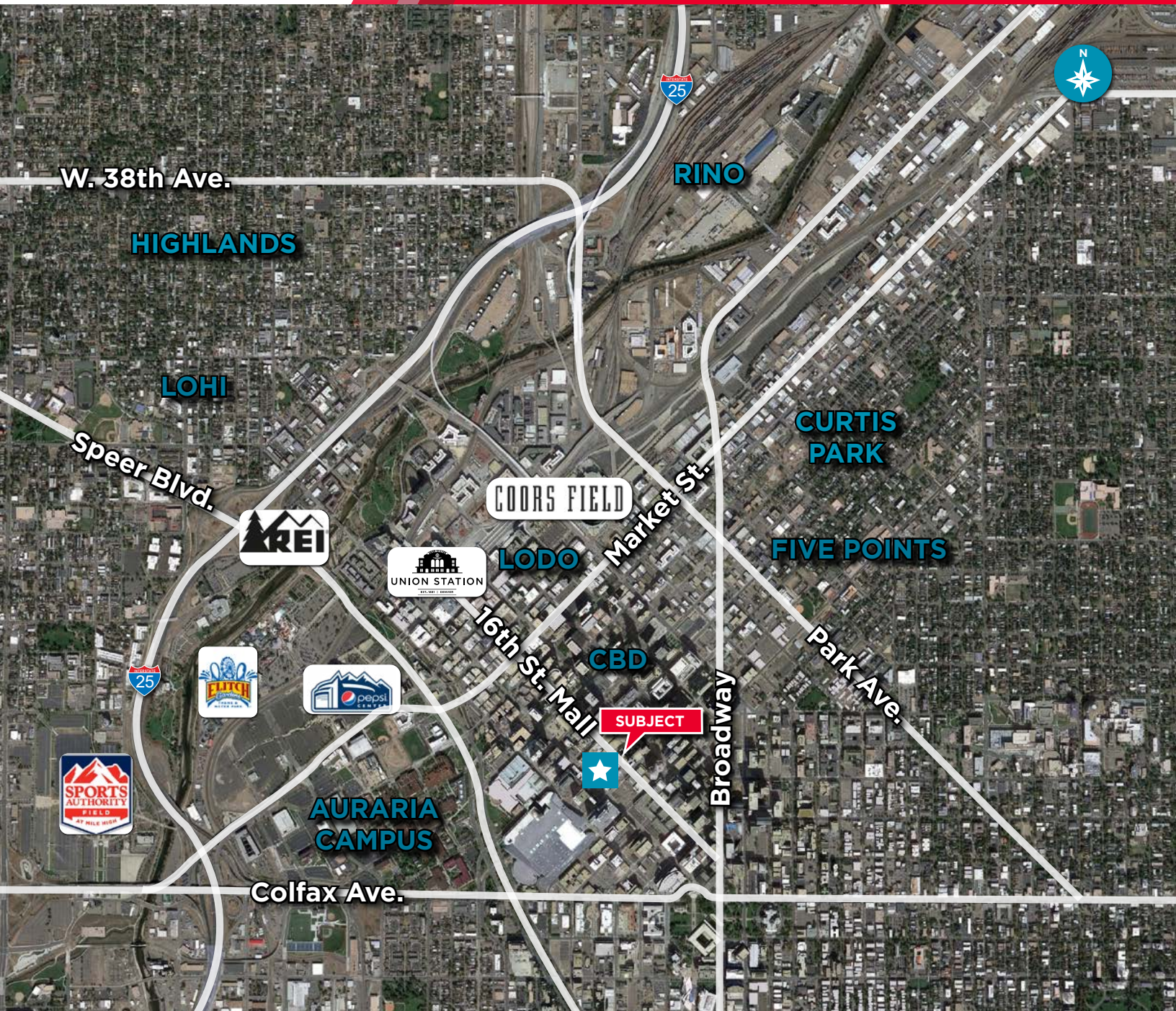
## Second Floor Office Suite 200 & 202 Floorplan





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For more information, please contact:

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