

LEASE OPPORTUNITY!

910 Galapago St, Denver, CO 80204



HISTORIC SMITH'S CHAPEL OFFICE & CREATIVE

PRESENTED BY KELLER WILLIAMS ADVANTAGE REALTY | QUINN SABATINI

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HISTORIC SMITH'S CHAPEL OFFICES AND CREATIVE SPACE

Located two blocks from The Art District on Santa Fe within arm's reach of the Golden Triangle, Auraria Campus, Denver Health Medical Complex, and Downtown Denver. Built in 1882 as a church to attract residents to the surrounding neighborhood, the corner-located building has served West Denver for over a century. The two floors are divided into eight private offices and studio units that can be used jointly or separately. These units are finished with new, bright maple hardwood flooring, all-building daylight-balanced LED lighting, and unimpeded window light from all directions. The ground level is an open floor plan with polished concrete surrounded by a bank of wall-top windows and high, concrete-beamed ceilings. It also includes a commercial kitchen ready for tenant build-out. The main and lower floors are ADA accessible by ramp or platform lift and include compliant bathrooms, drinking fountains, passages, doorways, and hardware. The exterior of the building preserves much of its original historic character, including rhyolite stonework, bell and bell tower, and metal-shingled steeple. The building's character and its importance to Denver's Westside are noted in both its successful applications to the Colorado State Register of Historic Properties and its more recent Landmark Designation to the City of Denver.

HIGHLIGHTS

- Interior renovation completed in 2024
- Lower level includes commercial kitchen infrastructure ready to tenant buildout
- Centrally located with quick access to Santa Fe, 6th Ave, 8th Ave, Speer, and I-25
- Corner lot with unencumbered views retains natural light throughout the building
- Located in The Art District on Santa Fe within arm's reach of the Golden Triangle, Auraria Campus, Denver Health Medical Complex, and Downtown
- Well-preserved Denver Landmark building also on the Colorado State Registry

BUILDING TYPE*Office***PARKING***Surface Parking, Reserved Parking***BUILDING SIZE***10,440 SF***YEAR BUILT/RENOVATED***1882/2024***BUILDING HEIGHT***3 Stories***BUILDING CLASS***B***OTHER BUILDING INFORMATION:**

- 24-Hour Access
- Atrium
- Conferencing Facility
- Fenced Lot
- Signage
- Wheelchair Accessible
- Storage Space
- Air Conditioning
- Fiber Optic Internet
- Smoke Detector



1ST FLOOR SUMMARY

1ST FLOOR

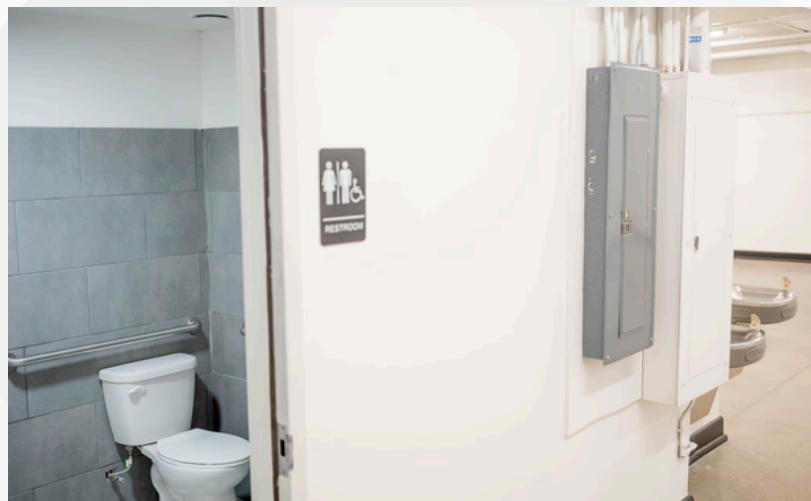
Open floor plan. Polished concrete surrounded by high windows and LED lighting. ADA-accessible by inclined platform lift. Commercial kitchen, infrastructure intact for tenant build-out, including grease trap, commercial six burner stove and griddle, kitchen hood and return air, ANSUL system, three-basin sink including separate spray station, sprinklers, floor drains, hand wash station, and storage. Two dedicated bathrooms and storage, ADA accessible.

- Rate includes utilities, building services and property expenses
- Open Floor Plan Layout
- 1 Private Office
- Finished Ceilings: 8' - 15'
- Central Heating System
- High Ceilings
- Natural Light
- Emergency Lighting
- Common Parts WC Facilities
- Open-Plan
- Wheelchair Accessible
- ADA access by inclined platform lift
- Commercial Kitchen w/ Infrastructure
- High Ceilings and Polished Concrete Floors
- Partially Built-Out as Professional Services Office
- Fits 8 - 24 People
- 1 Conference Room
- Can be combined with additional space(s) for up to 7,950 SF of adjacent space
- Elevator Access
- Secure Storage
- After Hours HVAC Available
- Basement
- DDA Compliant
- Smoke Detector
- Naturally lit, brightest space in the building
- Alley and Main Street access
- Open Floor Plan

SPACE:**RENTAL RATE:***1st Floor**\$26.00 - \$29.50 /SF/YR***TERM:***Negotiable***SIZE:****SPACE USE:***2,950 SF**Office***CONDITION:***Partial Build-Out*

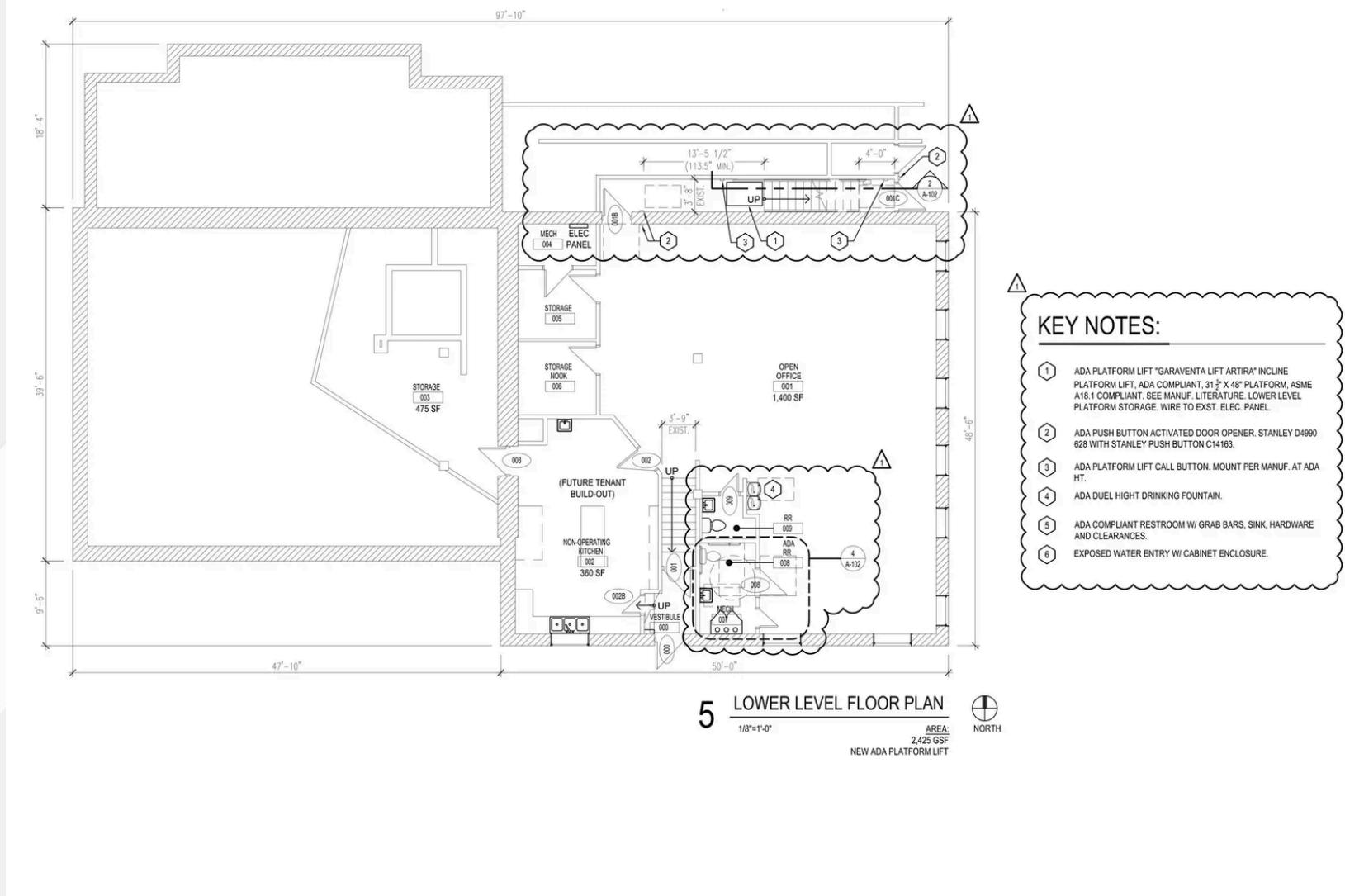


1ST FLOOR PHOTOS





1ST FLOOR - FLOOR PLAN





2ND FLOOR SUMMARY

2ND FLOOR

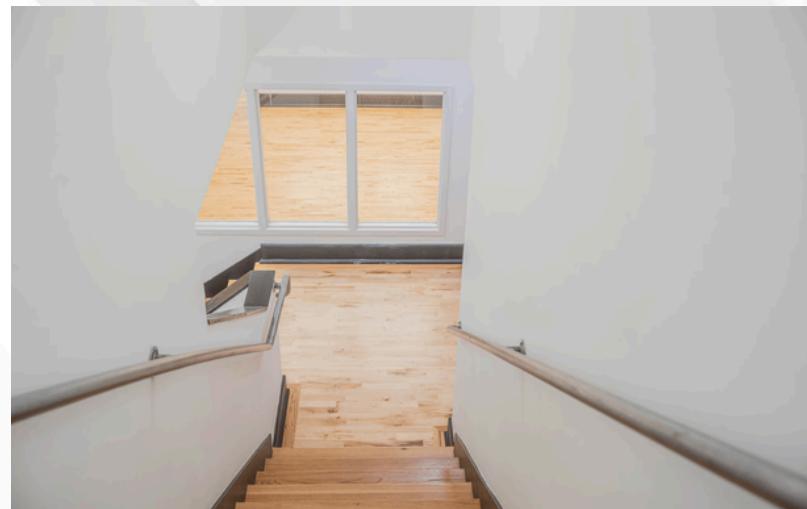
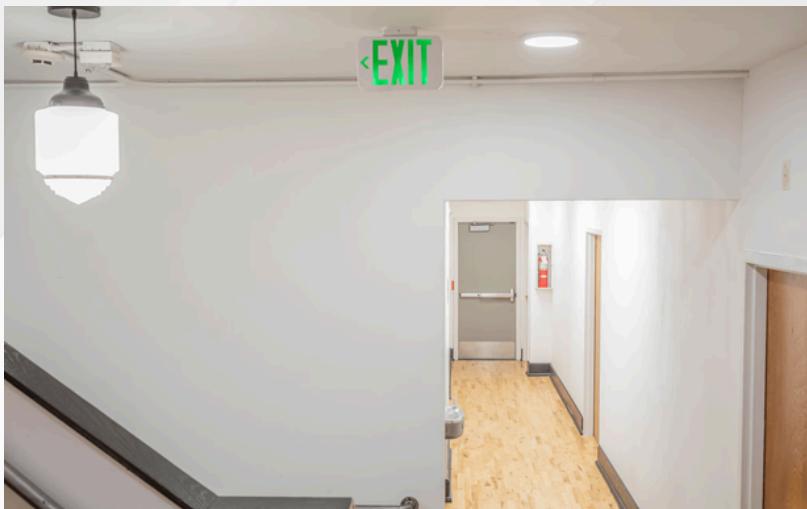
2,500 gross SF that may be used contiguously or leased in smaller units ranging from 115-410 square feet/per space. Bright, new maple hardwood flooring throughout All LED lighting with tall, new windows surrounding three sides. Offices may be used separately or combined by use of communicating doors between spaces ADA-accessible by wheelchair ramp Three private bathrooms with ADA access.

- Rate includes utilities, building services and property expenses
- Fits 1 - 20 People
- Conference Rooms
- Can be combined with additional space(s) for up to 7,950 SF of adjacent space
- Reception Area
- Private Restrooms
- High Ceilings
- Natural Light
- Emergency Lighting
- DDA Compliant
- Smoke Detector
- Corner office w/ windowed reception to the atrium
- May be leased contiguously or as separate units
- Energy efficient LED lighting throughout
- Fully Built-Out as Standard Office
- 4 Private Offices
- Finished Ceilings: 9' - 14'
- Central Air and Heating
- Wi-Fi Connectivity
- Corner Space
- Drop Ceilings
- After Hours HVAC Available
- Atrium
- Hardwood Floors
- Wheelchair Accessible
- Bright, new hardwood maple flooring
- ADA accessible bathrooms, floor accessed by ramp

SPACE:*2nd Floor***RENTAL RATE:***\$26.00 - \$29.50 /SF/YR***TERM:***Negotiable***SIZE:***155-2,500 SF***SPACE USE:***Office***CONDITION:***Full Build-Out*

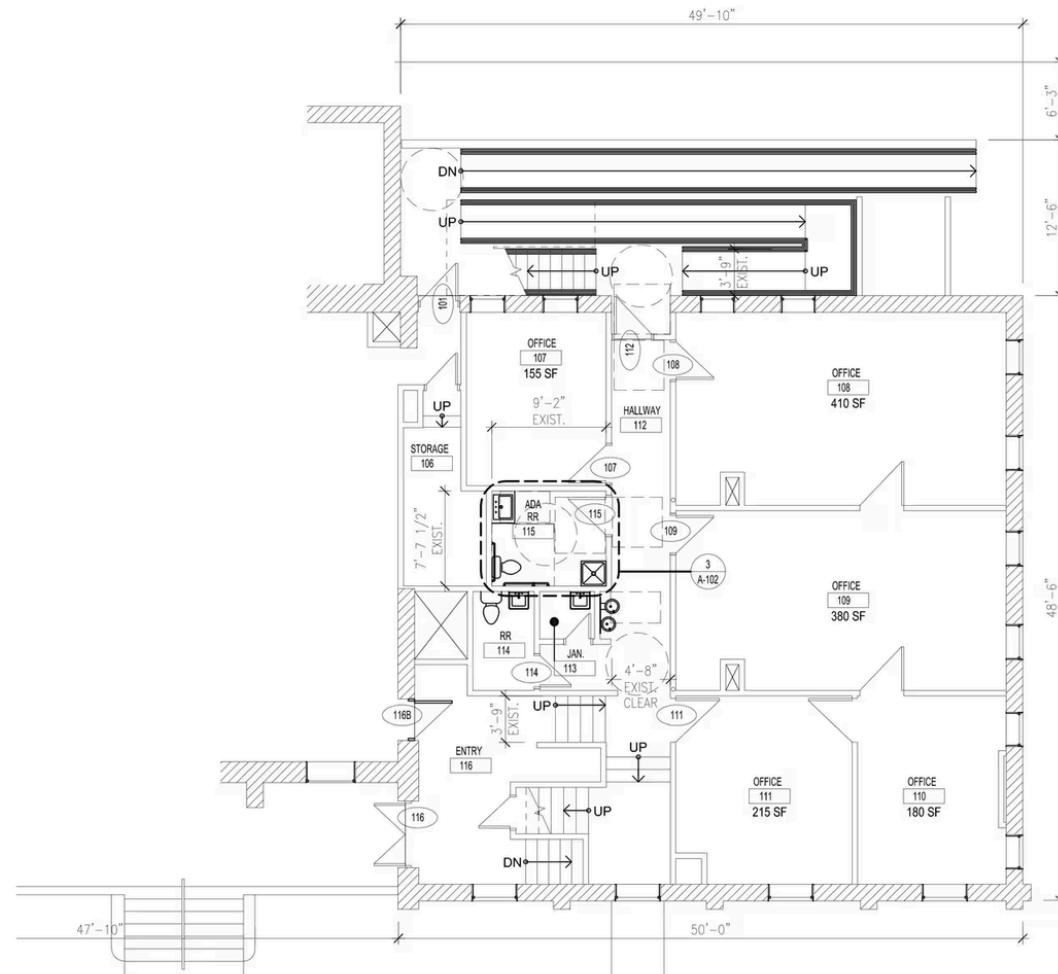


2ND FLOOR PHOTOS





2ND FLOOR - FLOOR PLAN



1 MAIN LEVEL FLOOR PLAN

1/8"=1'-0"

AREA:
5,590 GSF
(INCL ADA RAMP AND STAIR STRUCTURE
- PARTIALLY ENCLOSED)





3RD FLOOR SUMMARY

3RD FLOOR

2,500 gross SF that may be used contiguously or leased in smaller units ranging from 330-415 square feet/per space. Bright, new maple hardwood flooring throughout. Locked storage room. All LED lighting with tall, new windows surrounding three sides. Offices may be used separately or combined by use of communicating doors between spaces Accessible by interior and exterior stairway. Two private bathrooms with shower access.

- Rate includes utilities, building services and property expenses
- Office intensive layout
- Finished Ceilings: 9' - 12'
- Central Air and Heating
- Private Restrooms
- High Ceilings
- Secure Storage
- After Hours HVAC Available
- Shower Facilities
- Smoke Detector
- Natural Light on bright, new maple flooring
- Corner unit surrounded by windows
- Fully Built-Out as Standard Office
- Fits 7 - 20 People
- Can be combined with additional space(s) for up to 7,950 SF of adjacent space
- Balcony
- Corner Space
- Drop Ceilings
- Natural Light
- Emergency Lighting
- Hardwood Floors
- City views of Denver skyline
- Energy efficient LED lighting throughout
- May be leased contiguously or as separate units

SPACE:

3rd Floor

RENTAL RATE:

\$26.00 - \$29.50 /SF/YR

TERM:

Negotiable

SIZE:

2,500 SF

SPACE USE:

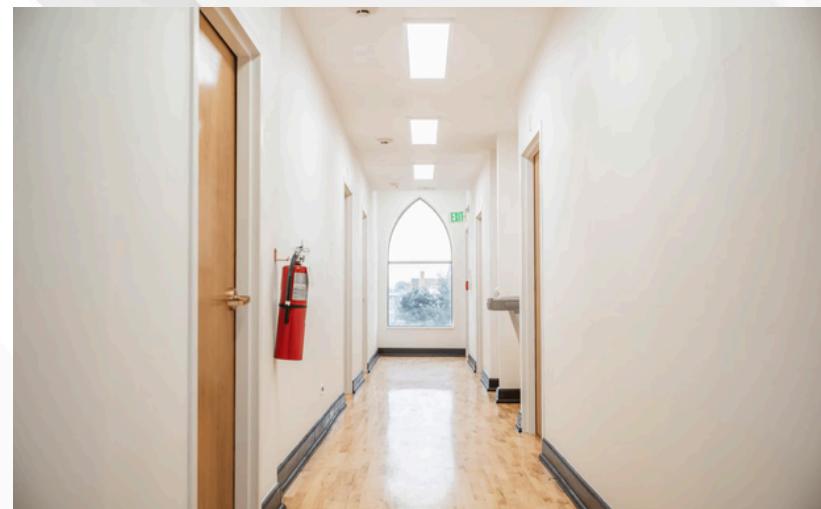
Office

CONDITION:

Full Build-Out

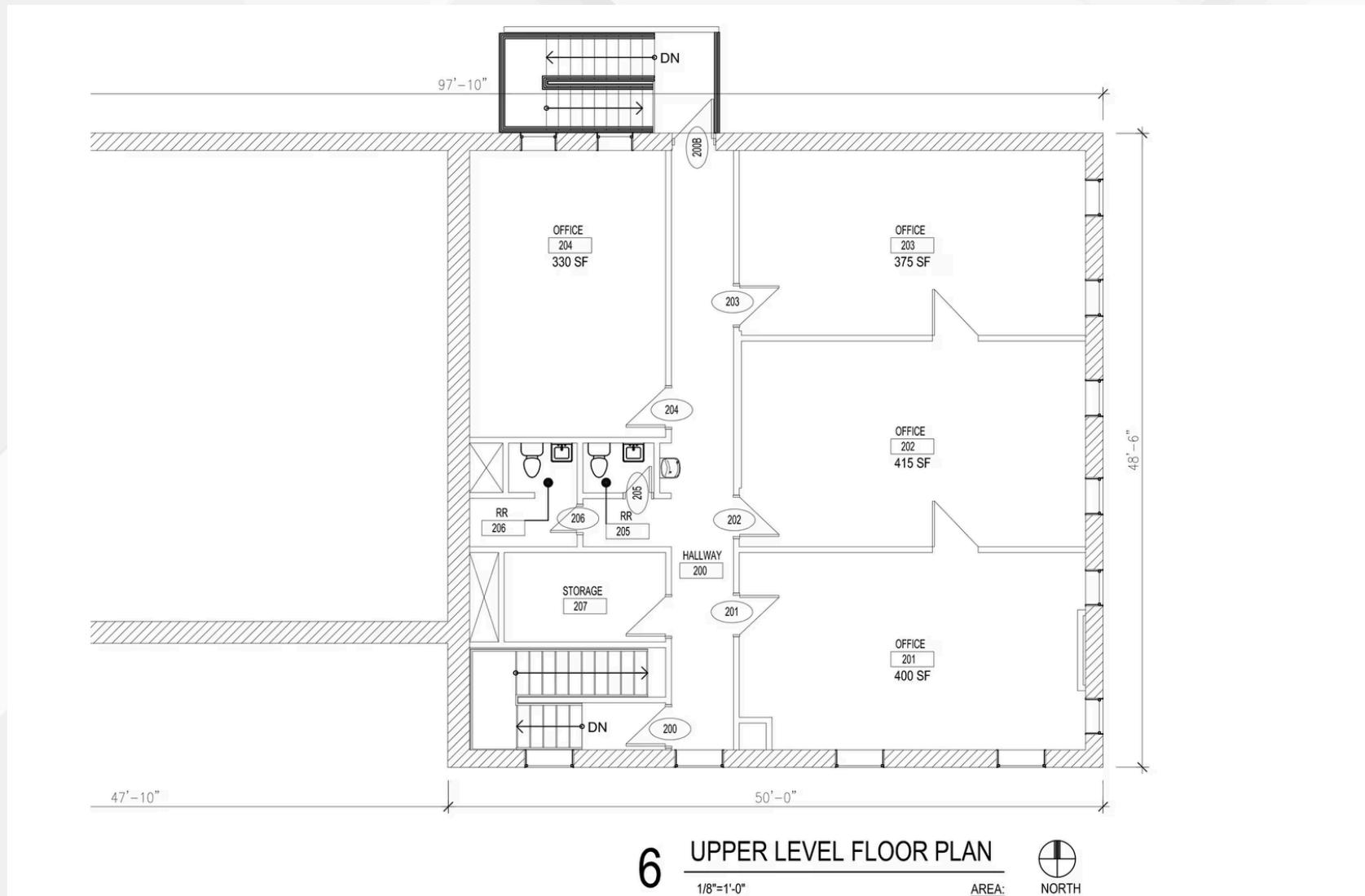


3RD FLOOR PHOTOS





3RD FLOOR - FLOOR PLAN





LANDSCAPING PHOTOS

