

FOR LEASE

2101 HUMBOLDT ST, DENVER, CO



- **1983 RENTABLE SQUARE FEET**
- **\$30/SF PLUS NNNS ESTIMATED AT \$9/SF**



CONTACT INFORMATION

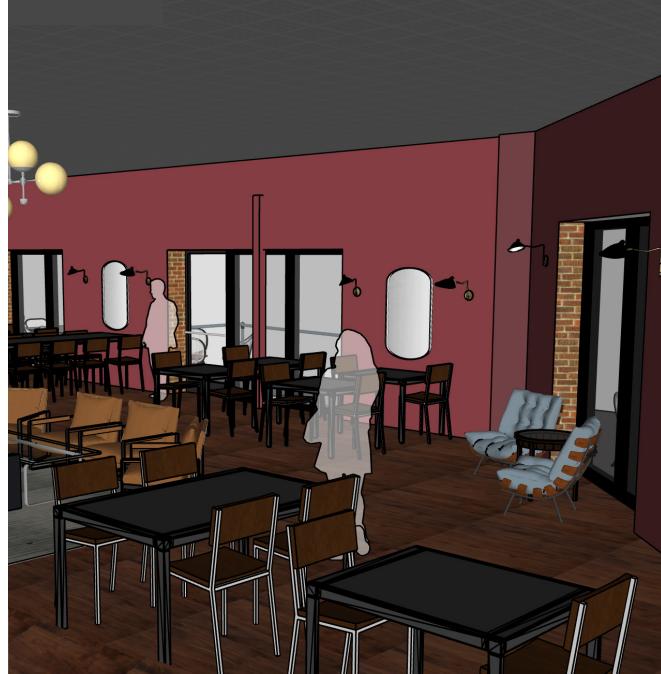
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RESTAURANT OPPORTUNITY

- Great neighborhood space perfect for a café, sandwich shop, wine bar, or other F&B establishment
- Corner location with large patio opportunity (782 SF) not included in rent
- Charming brick building with a ton of character and newly upgraded electric, HVAC, water line, and sewer line
- Conveniently located to pull customers from City Park, Five Points, Uptown, Cap Hill, and Congress Park
- Positioned directly across the street from Saint Joseph Hospital providing thousands of daytime employees





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