

609 E SPEER BLVD

DENVER, CO

**5,352 SF
BUILDING
FOR SALE**



ASKING PRICE
\$1,900,000

BUILDING AREA
5,352 SF

LAND AREA
3,370 SF

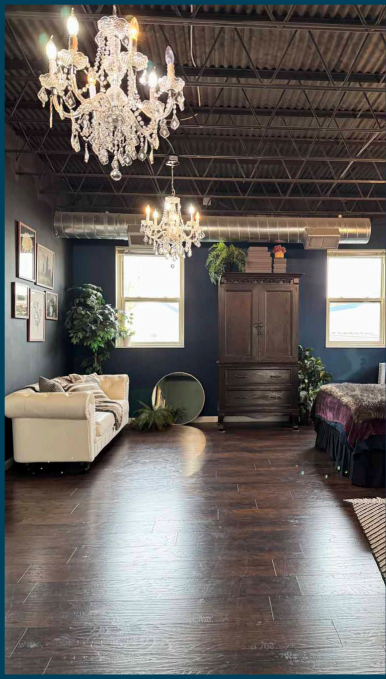
TYPE
Owner-User/Investor
Opportunity

ZONING
U-MX-3

STORIES
3

NEWMARK

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AT-A-GLANCE

ADDRESS	609 E Speer Blvd, Denver, CO 80203
SUBMARKET	Capitol Hill / Cherry Creek / Golden Triangle Edge
PROPERTY TYPE	Boutique Office / Retail Space
BUILDING SIZE	5,352 SF (Assessor)
SITE AREA	3,370 SF (Assessor)
ZONING	U-MX-3 (Urban Mixed-Use 3-Stories) City & County of Denver
PARKING	10 Surface
YEAR BUILT / RENOVATED	1965 / Consistent Renovations
ASKING PRICE	\$1,900,000
OCCUPANCY	100% - Short Term Leases
TOURS	By appointment only



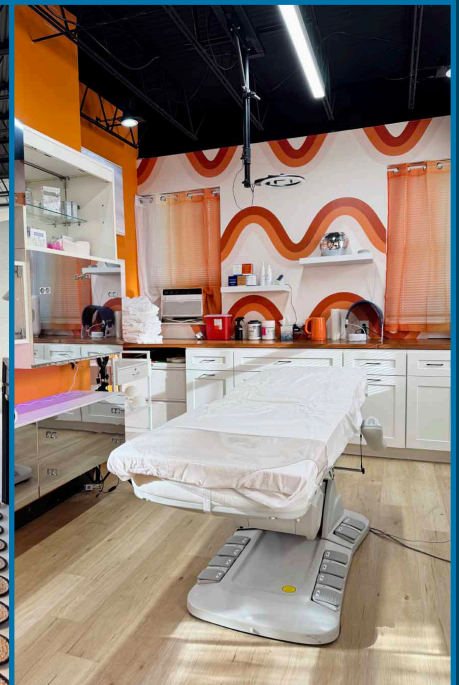
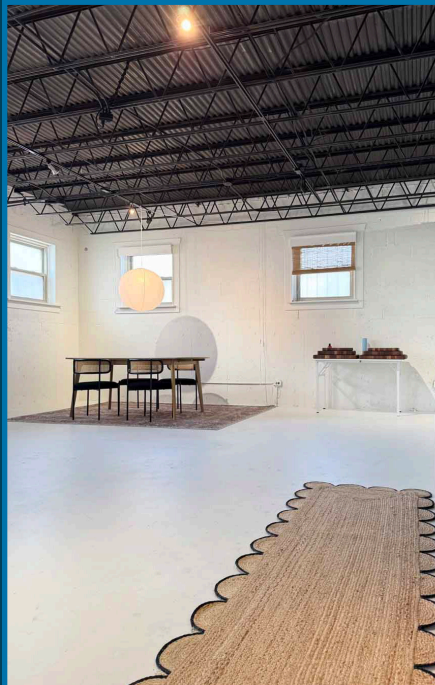
INVESTMENT HIGHLIGHTS

- Irreplaceable Speer Boulevard frontage with strong daily commuter visibility via monument and building signage (subject to approvals).
- Urban infill setting with dense residential nearby fueling retail, medical, and professional demand.
- Walkable location near the Cherry Creek Trail, arts and cultural institutions, services, and dining.
- Seamless access via Speer Blvd, Broadway/Lincoln, 6th/8th Avenues, and quick connectivity to I 25.
- Multiple exit strategies: owner-user, lease-up value-add, or long-term redevelopment (subject to approvals).



POTENTIAL USE CASES

- Boutique office or creative studio with client-facing visibility
- Medical, dental, wellness, or professional services
- Showroom or specialty retail benefiting from daily traffic counts
- Food and beverage concept leveraging strong corner presence
- Mixed-use or residential redevelopment
- All listed uses subject to zoning and entitlements



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LOCATION OVERVIEW

Sited between Cherry Creek, Downtown, the Denver Country Club and the Golden Triangle Creative District, the property sits in one of Denver's most dynamic live-work-play environments. Residents, professionals, and visitors converge here for cultural attractions, recreation along the Cherry Creek Trail, and an expanding selection of neighborhood amenities. The central location shortens commute times, supports multi-modal transit, and positions a business or project for long-term relevance in the urban core.

FOR MORE INFORMATION, CONTACT:

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