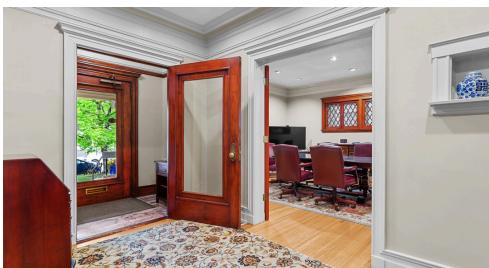




1800 N Gaylord St Denver CO

**LIMITED TIME OFFER: PRICE REDUCED TO
\$1,825,000 THROUGH DECEMBER 31, 2025**



PROPERTY DESCRIPTION

The Brock House, located at 1800 N Gaylord St, was built in 1901 and is a City Park West beauty! Located near City Park, the Denver Zoo, Children's Hospital, and surrounded by fantastic retail and dining opportunities. This three story building provides for an effective layout for your business, with bathrooms on each floor, 2 conference rooms (one could serve as a team space), and many offices throughout plus storage space. The building provides a high-end image for your business, and is very well suited for an office user who enjoys walkability.

PROPERTY HIGHLIGHTS



6,845
SQUARE FEET



1901
YEAR BUILT



6250
LOT SIZE

**FOR MORE INFORMATION
CONTACT:**

MATT EDGAR
MATT@CFIRSTCRE.COM
PHONE: 720.435.2191

TYLER BROWN
TYLER@CFIRSTCRE.COM
PHONE: 914.879.2185



PROPERTY DETAILS

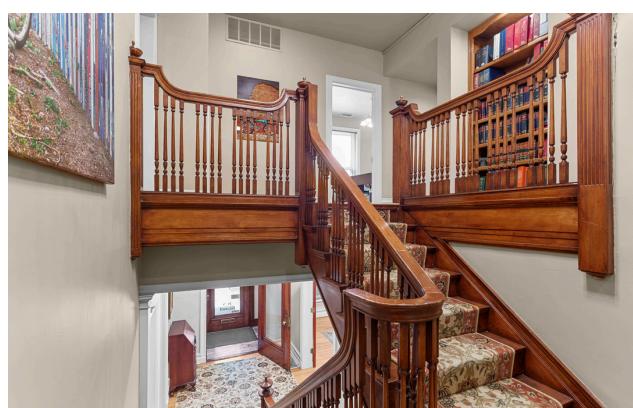
- For Sale or Lease
- Front patio
- 2 conference rooms
- 6 dedicated parking spaces + ample street parking
- Brick construction
- Interior wood detail
- 3 stories with multiple offices and storage
- Fantastic dining and retail options nearby
- Walk to City Park



\$1,825,000
LIST PRICE



\$28/SF GROSS
LEASE RATE



**FOR MORE INFORMATION
CONTACT:**

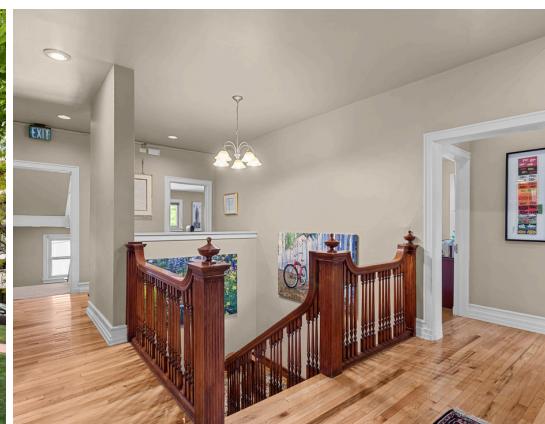
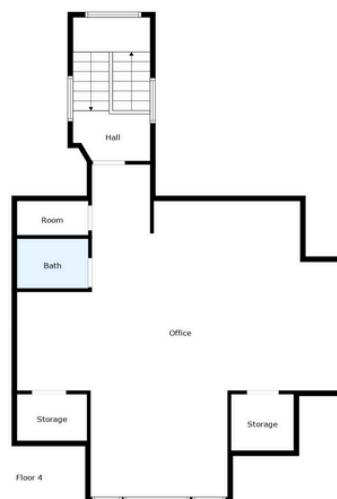
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**COMMUNITY FIRST COMMERCIAL
REAL ESTATE, LLC**
Serving Clients. Supporting Our Community.

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