

1575 N GILPIN ST

DENVER, CO 80218

\$2,500,000
SALE PRICE

\$22/SF NNN
LEASE RATE

6,819 SF
BLDG SIZE

SELLER-FINANCING AVAILABLE – AGGRESSIVE TERMS!

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UNIQUE
PROPERTIES



FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS
303.321.5888 | UNIQUEPROP.COM



PRICE: \$2,500,000
LEASE RATE: \$22/SF NNN

BUILDING SF: 6,819 SF • LOT SIZE: 0.22 AC

Address:

1575 N Gilpin St
Denver, CO 80218

Year Built/Renovated:

1918/2012

County:

Denver

Taxes:

\$38,933 (2024)

Building Size:

6,819 SF

Lot Size:

9,375 SF (0.22 AC)

Property Type:

Office

Zoning:

G-RO-3

Parking:

9 Spaces

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW

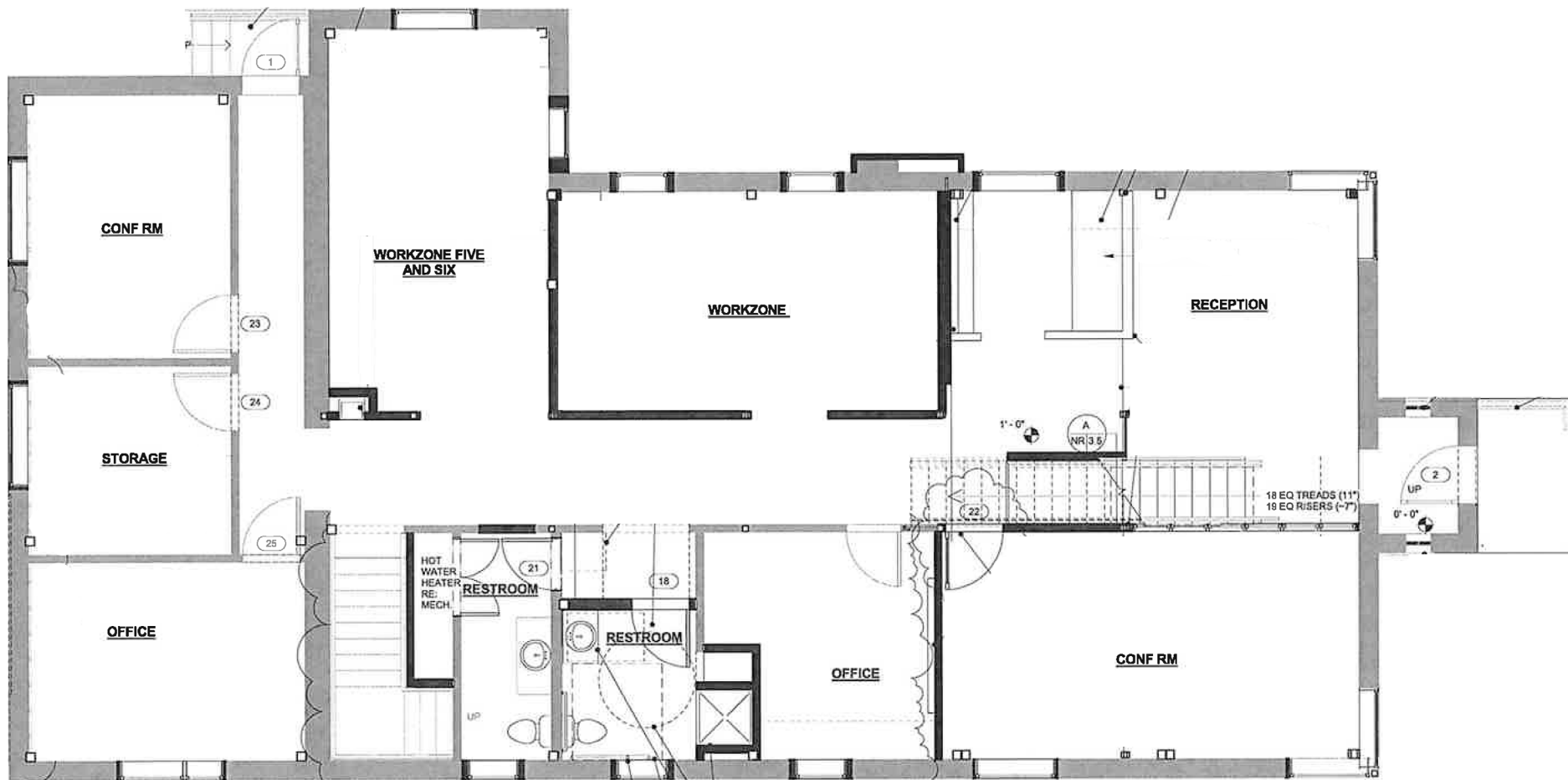


Located in Denver's City Park West, this modernized professional property offers high ceilings, polished finishes, and flexible layouts ideal for architects, engineers, or creative users. Sitting on a prime corner lot with rare on-site parking, the building provides excellent visibility and accessibility. With strong tech infrastructure, minimal buildout needs, and adaptable configurations for owner-users or investors, this move-in ready asset delivers long-term flexibility in a walkable, established neighborhood.

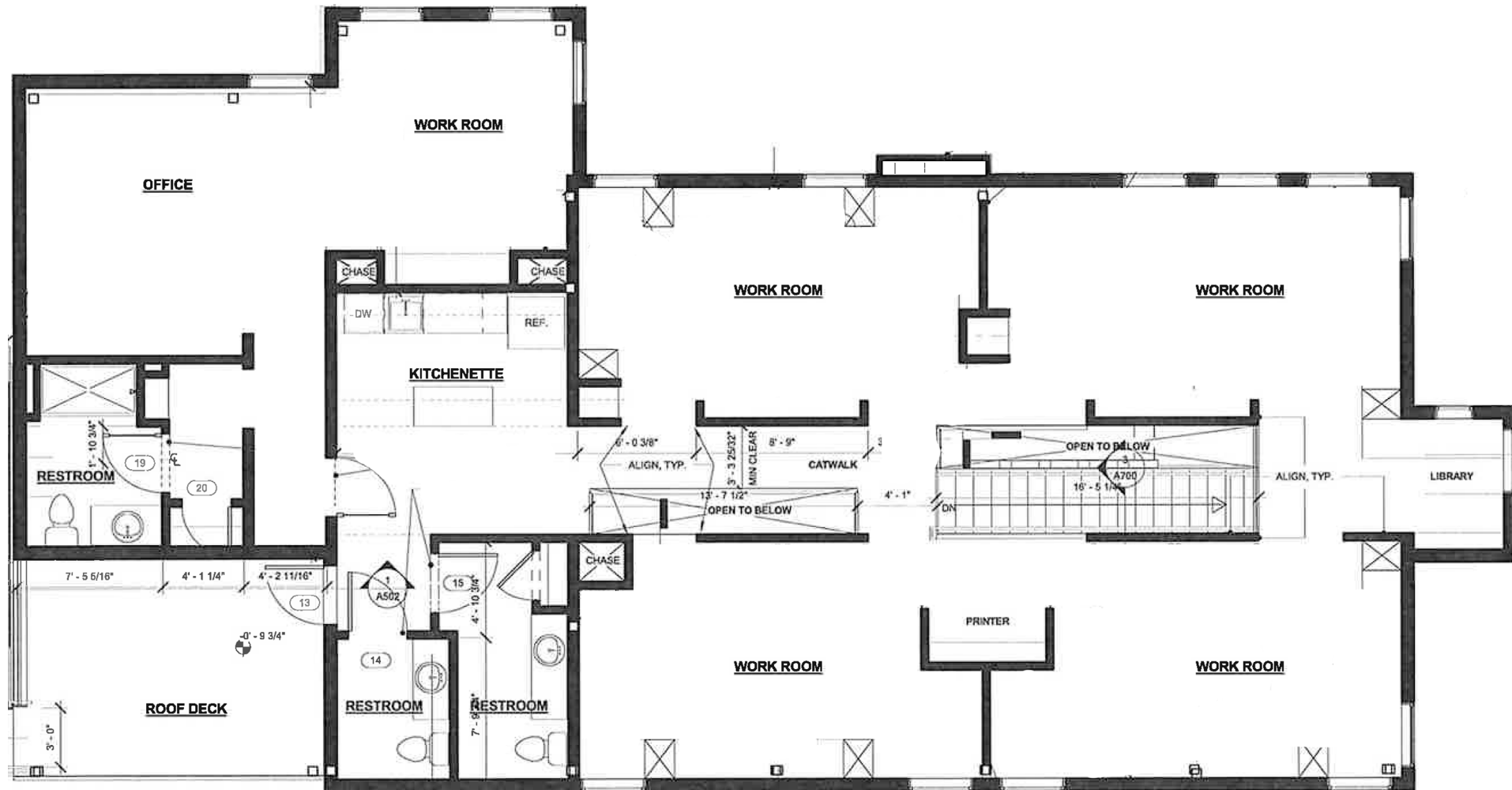
- **Seller Financing Available – Contact Broker For Details**
- **Property Available For Sale or Lease – Flexible Ownership**
- **Corner Lot Position – Mature Landscaping & Onsite/Street Parking**
- **Live/Work Opportunity – Full Residential Amenities**
- **High-End Finishes – Custom Built Architecture Office (former use)**



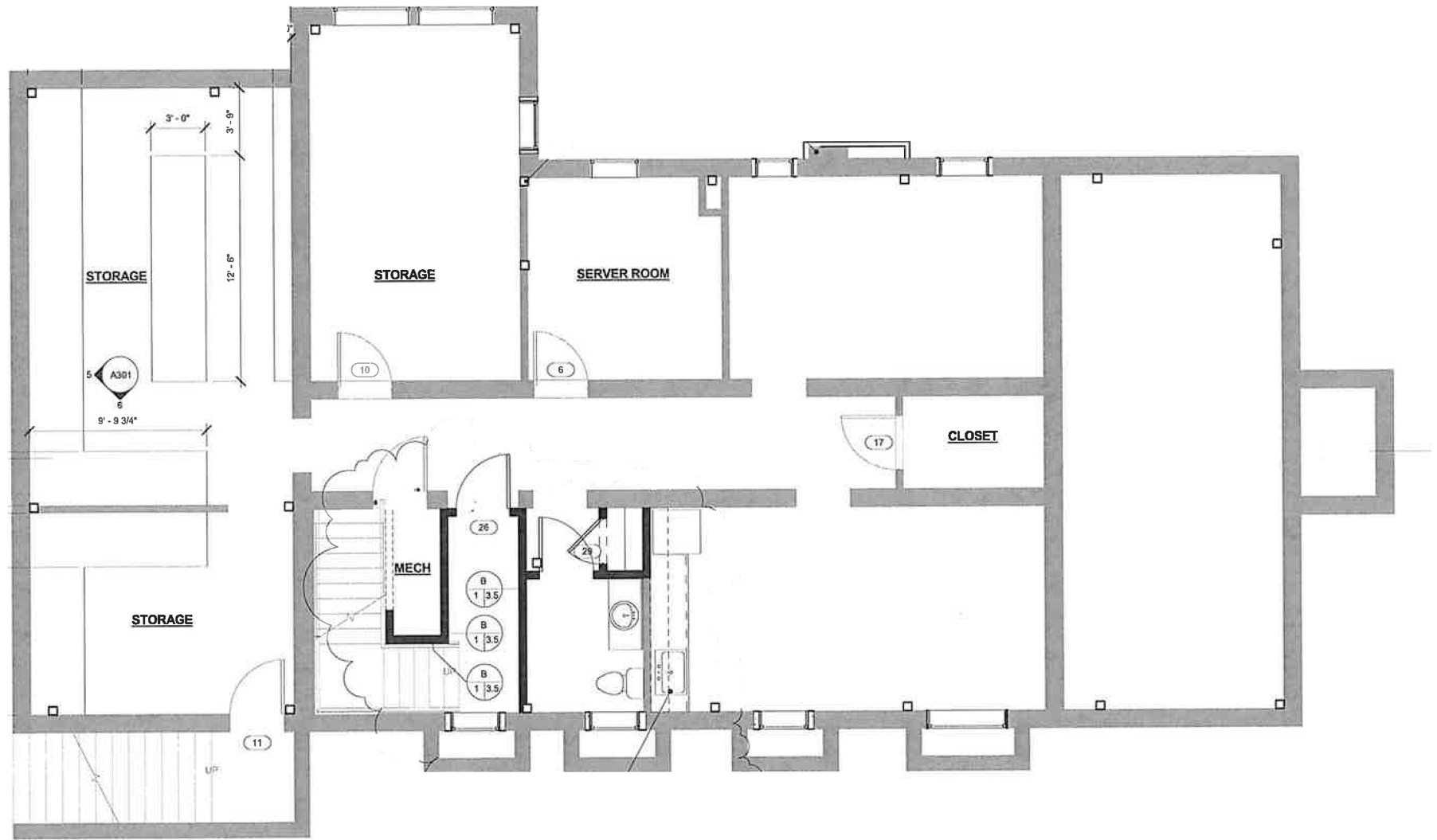
FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - GARDEN LEVEL



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ST JOSEPH'S HOSPITAL



E18TH AVE



E17TH AVE

DOWNTOWN DENVER

SUBJECT PROPERTY
1575 N GILPIN ST

PARK AVE

COLFAX AVE



YORK ST