

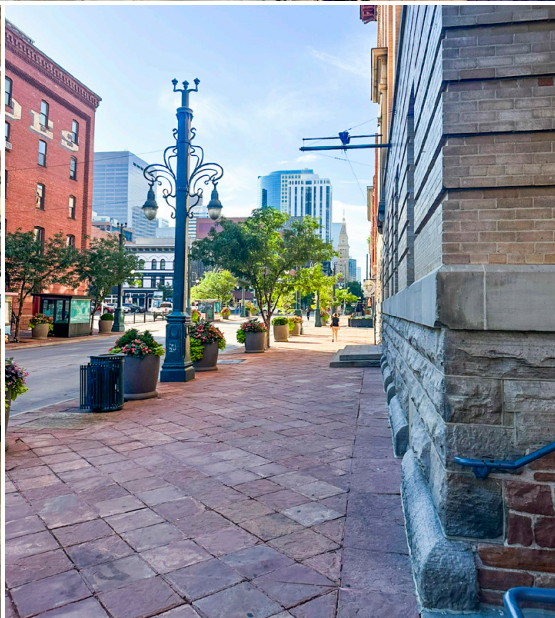
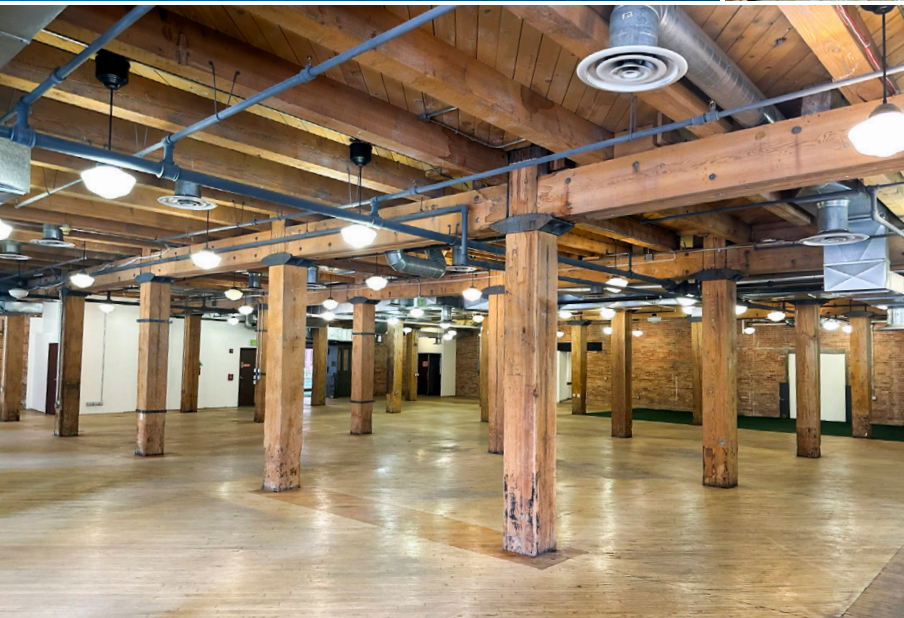
FOR LEASE

Mercantile Square

1590 Wynkoop St.

Denver, CO

Exceptional Retail or Office
Opportunity in the Heart of LoDo



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**A rare opportunity to occupy one of Denver's best corners,
in a space that has long defined LoDo.**

PROPERTY OVERVIEW

- Quintessential LoDo: “Main & Main” location, historic building, brick-and-timber finishes
- Moments from Union Station and along the improved 16th Street Mall
- Creative local ownership welcoming of a range of uses: Specialty Retail; Events; Office
- Additional 1,500 SF vacancy under same ownership available across the alley / More information [HERE](#)
- Available immediately

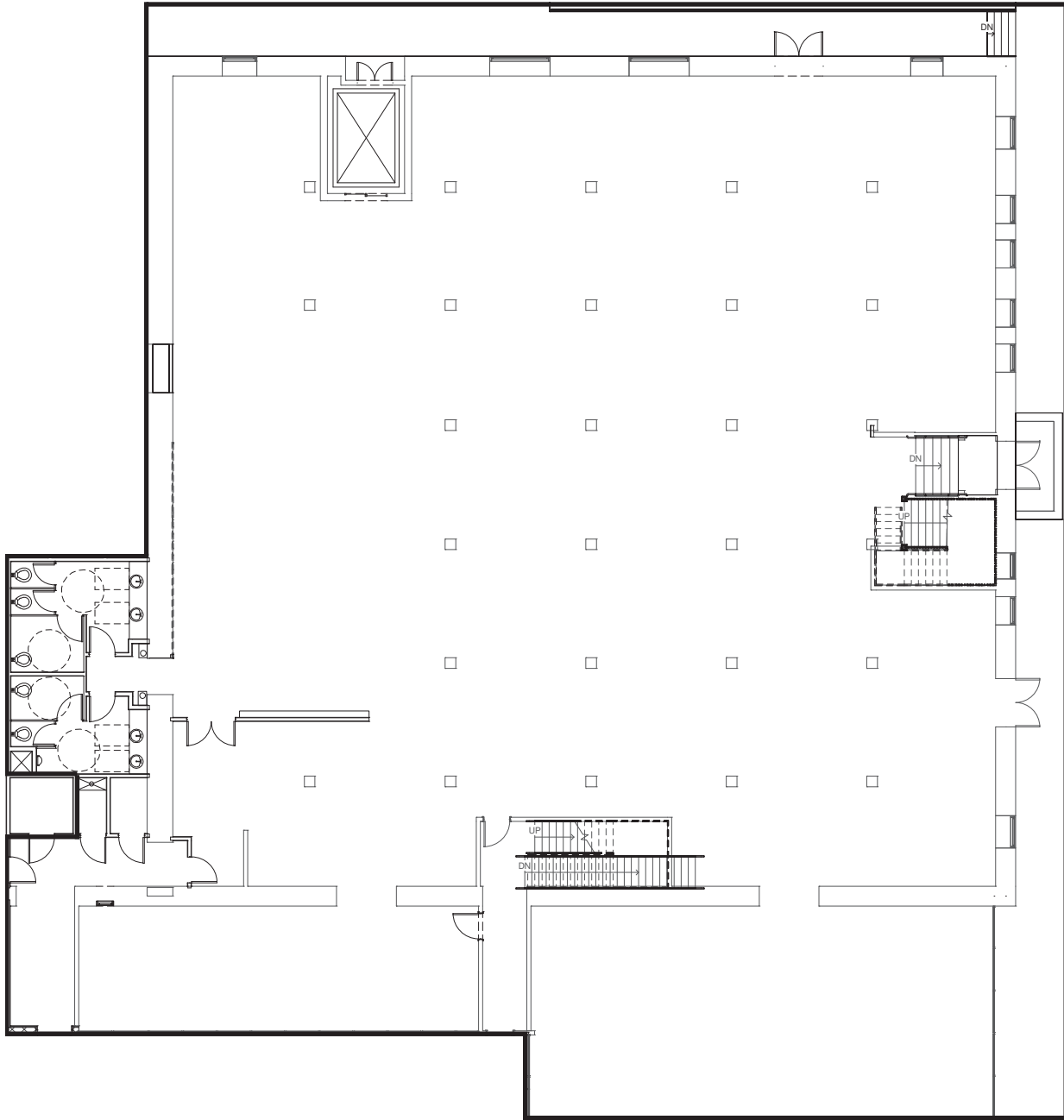
PROPERTY FACTS

- | | |
|------------------------|---------|
| • Building SF: | 12,066 |
| • Built: | 1896 |
| • Converted to retail: | 1996 |
| • Zoning: | D-LD |
| • NNNs: | \$16.00 |

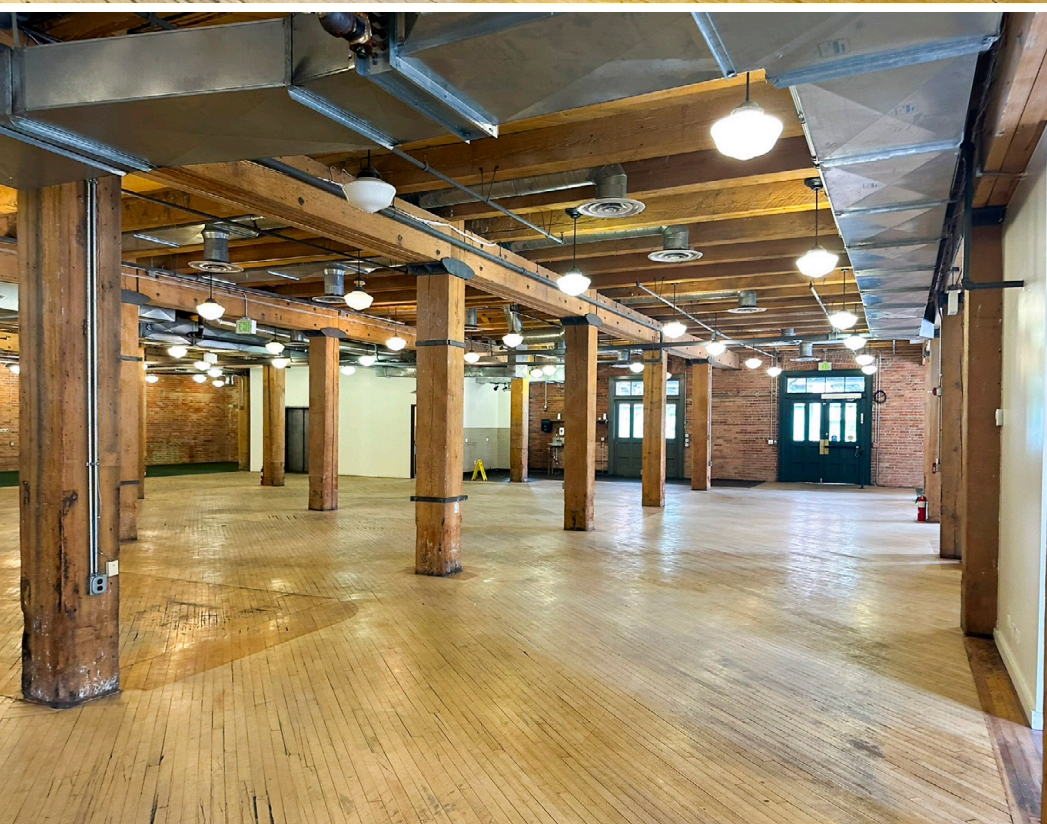
Lease Rate:
\$27.50/SF NNN

FLOOR PLAN

Wynkoop St.



16th St.





N

INTERSTATE
25

Platte St.

Whole Foods - Regional Office

2000+ RESIDENTIAL UNITS

Union Station West

River North Art District

Park Ave. W.

KING
Scoopers

THE CHERRY CRICKET

Coors Field

Union Station

onefold

McGregor Square

Union Station

WYNKOOP BREWING

VIEWHOUSE

DAIRY BLOCK

ARCADE 1UP

Ballpark

1590 Wynkoop St.

20th St.

TAVERNETTA

LoDo

MCA DENVER

Thirsty Lion

FOGO DE CHÃO

Milk Tea People

Speer Blvd.

Rhein Haus
BOCCIE • BIER • BRATS

Downtown Denver

Ball Arena

Larimer Square

Auraria Campus

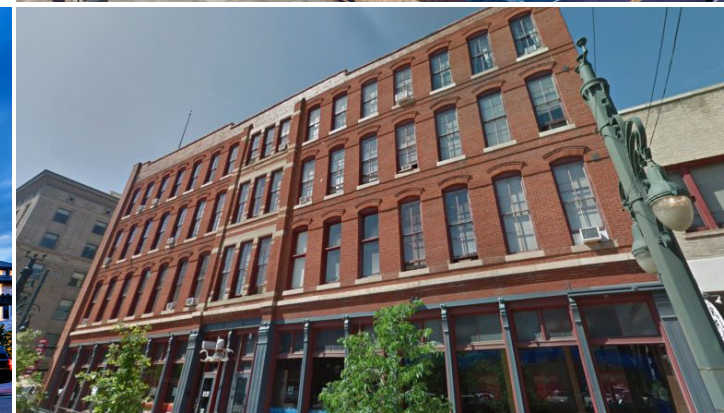
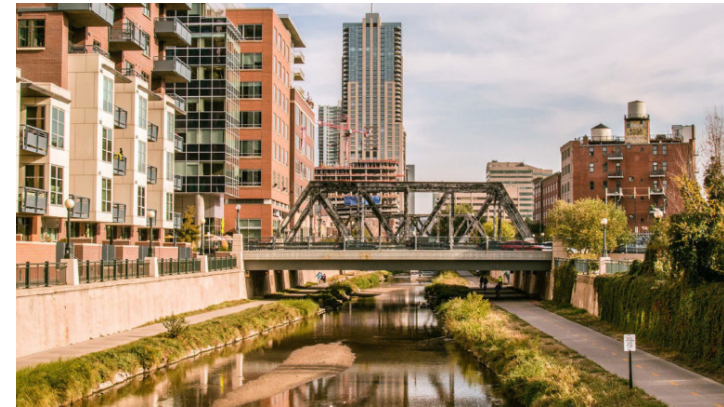


LoDo is the Perfect Blend of Nostalgia and Modernity

- **Denver's original mixed-use neighborhood:**
Over 100 of the city's best restaurants, clubs, galleries, shops, and hospitality businesses.
- **Unmatched charm:**
LoDo is home to some of the finest late nineteenth and early twentieth-century commercial buildings in the American West.
- **Perennially walkable:**
Home to one of the most celebrated ballparks in America in Coors Field; anchored by the hub of Denver's public transit network in Union Station.

Union Station / LoDo by the Numbers

- **Residences (Multi-Family) :** 3,975 Doors
- **Office -** 9,525,000 SF
- **Retail -** 1,800,000 SF
- **Hotel Keys :** 1,162 (8 Buildings)





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