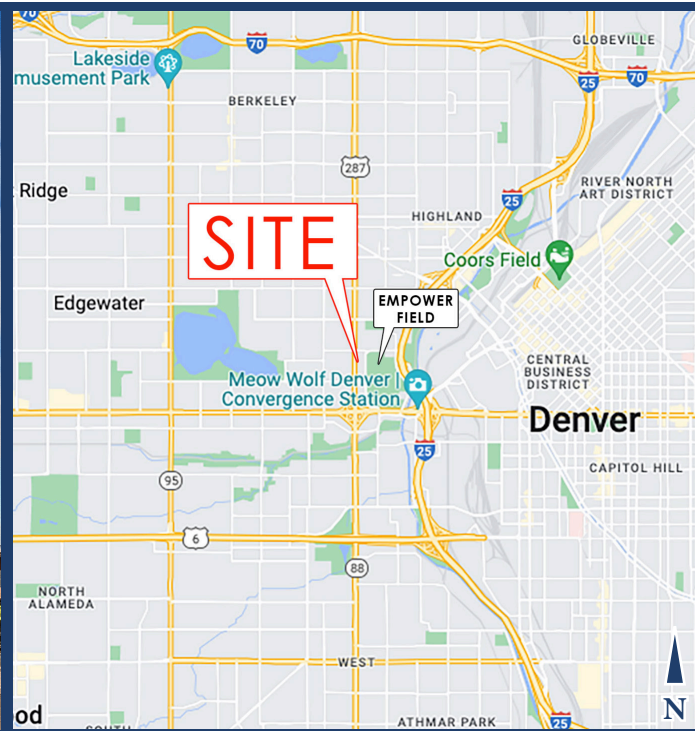


LOCATION, LOCATION, LOCATION!

1900 N Federal Boulevard, Denver, CO

Office, Retail, Showroom, and Warehouse

FOR SALE or LEASE



FOR SALE DETAILS

- Price: \$5,500,000 (256.65/SF) Now Only \$4,950,000 (\$230.98/SF)
Building Size: 10,715 SF Main, 10,715 SF Warehouse, 21,430 SF Total
Land Area: 17,447 SF

FOR LEASE DETAILS

(Offered Separately or Together)

- Main Floor: 9,715 SF \$18.00 NNN \$16.00 NNN
Bar Room: 1,000 SF \$30.00 NNN \$30.00 NNN
Warehouse: 10,715 SF \$11.50 NNN \$10.00 NNN
Building Total: 21,430 SF (per Denver County Assesor)
Entertainment Deck: 336 SF

DEMOGRAPHICS

Table with 4 columns: Metric, 1 MILE, 3 MILE, 5 MILE. Rows include POPULATION, EMPLOYEES, HOUSEHOLDS, AVG. HH INCOME, and TRAFFIC.

BUILDING FEATURES

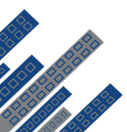
- Zoning: C-MX-5
Availability: Immediately
Signage: Large digital pylon and building signage
Parking: 14 spaces on site + 10 spaces across street @ \$45/mo
Property Taxes (2024): \$100,829 (\$4.71/SF)
Loading: One drive-in (9' x 9')
Clearance: 9'5" office ceiling, 10'6" warehouse deck, 9'2" warehouse low point

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

For more information, contact: Todd Rosen

303-912-8200

todd@elevatecre.com



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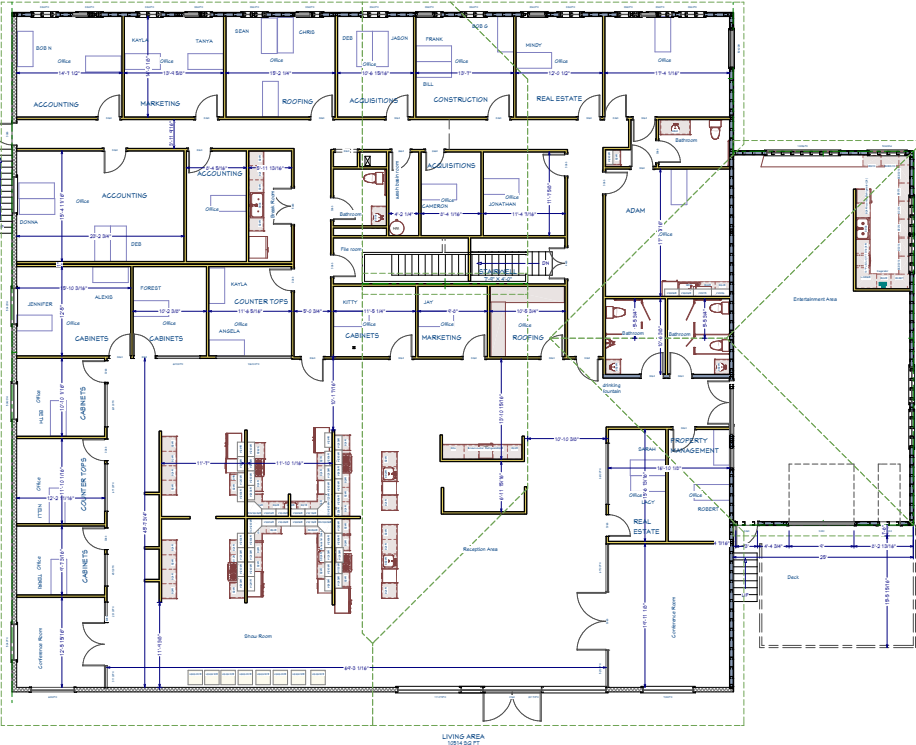
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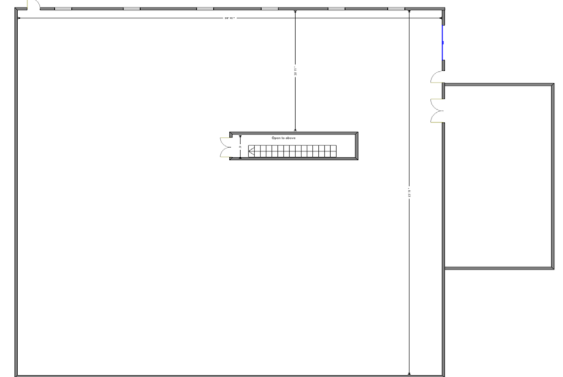
Office, Retail, Showroom, and Warehouse



MAIN LEVEL



LOWER LEVEL (not to scale)

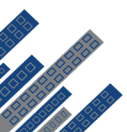


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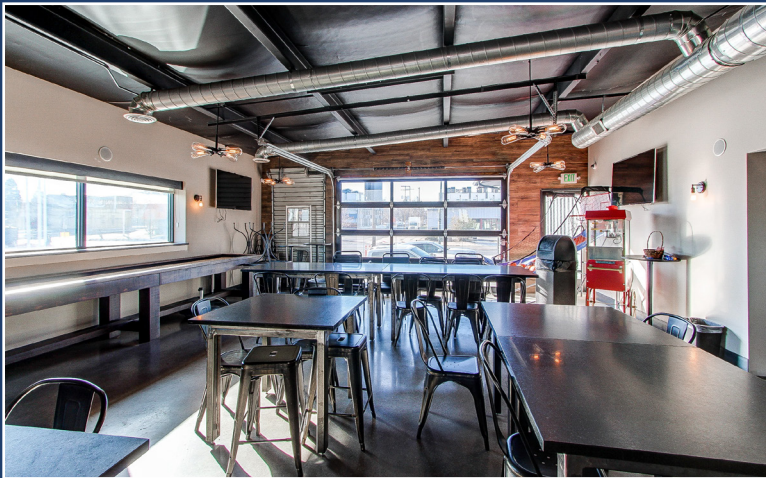
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LOCATION, LOCATION, LOCATION!

1900 N Federal Boulevard, Denver, CO

Office, Retail, Showroom, and Warehouse

SHOWCASE OF PHOTOS

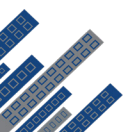


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