

1641 California St.

Denver, CO 80202

FOR SALE OR LEASE

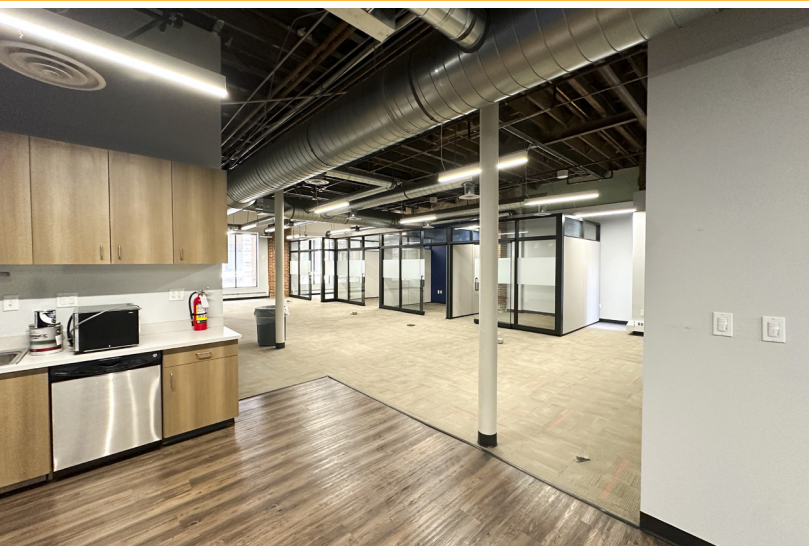
19,121 SF Office Building in Heart of Downtown Denver



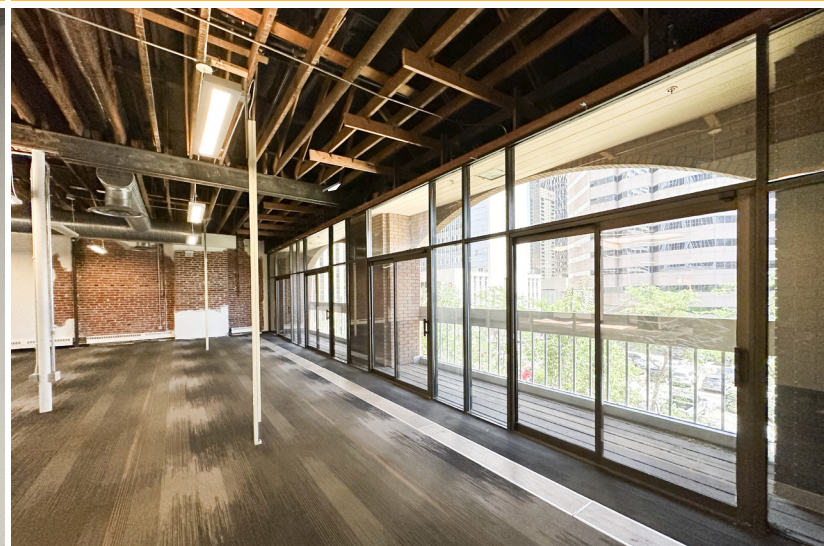
LOWER LEVEL



1ST FLOOR



3RD FLOOR



4TH FLOOR

Summary

AVAILABLE FOR SALE OR LEASE: 19,121 SF Office building with nice finishes, high ceilings, and exposed brick in the heart of Downtown Denver. The property is comprised of six (6) Office Suites on four (4) floors, all available for immediate occupancy that can be combined for a total of 19,121 SF or demised down to a minimum of 1,345 SF. It is in a fantastic location, surrounded by an abundance of retail in the heart of the CBD. It is located just a half block away from 16th Street Mall, blocks from Union Station/Coors Field, and minutes to RiNo. The property boasts easy, quick access to major commuter routes like Speer Boulevard, Broadway, Colfax, and I-25. Reach out today for a tour or more information.

Sale Price : \$3,000,000

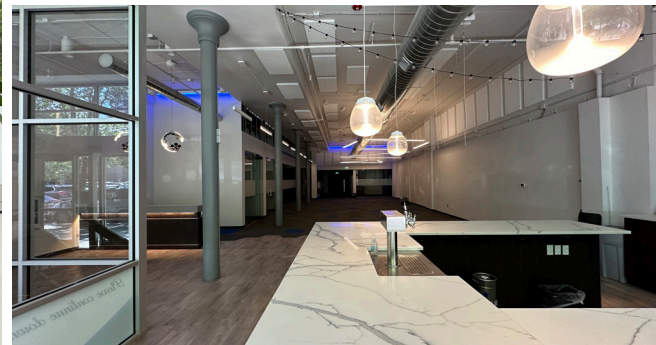
Property Facts

BLDG SIZE	19,121 SF
LOT SIZE	6,262 SF
BUILT / RENO	1905 / 2007
ZONING	DC
TAXES	\$84,452.76

Lease Availability

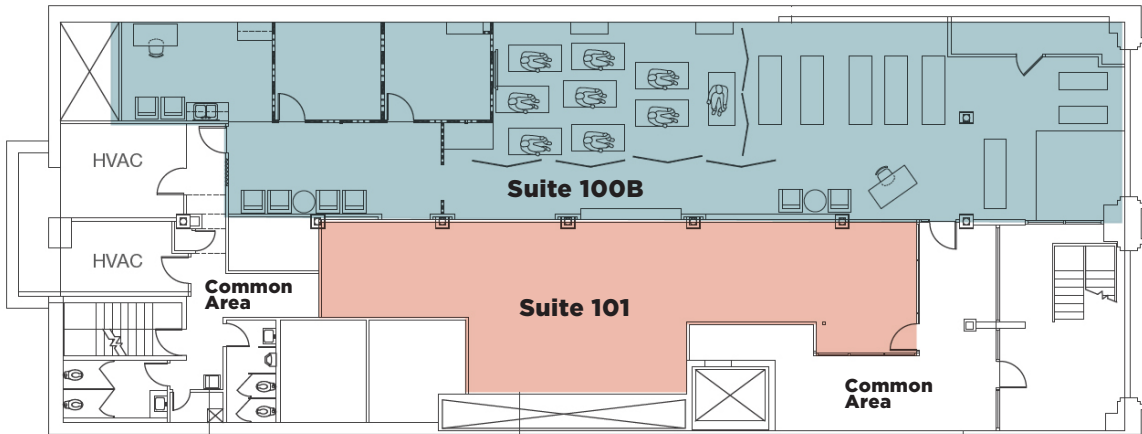
Suite 100	4,520 SF
Suite 100B	2,800 SF
Suite 101	1,342 SF
Suite 300	2,477 SF
Suite 310	2,500 SF
Suite 400	5,382 SF
Total	19,121 SF

**Lease Rate:
\$18.00/SF FSG**

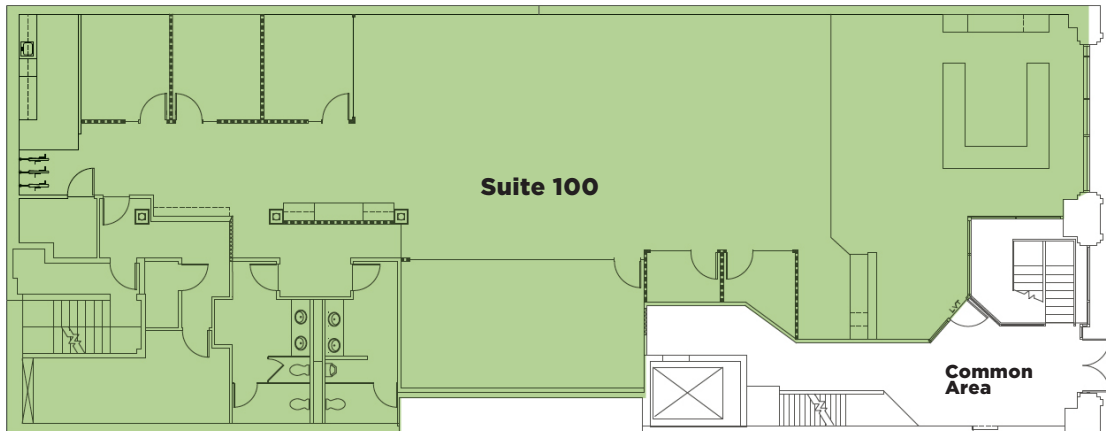
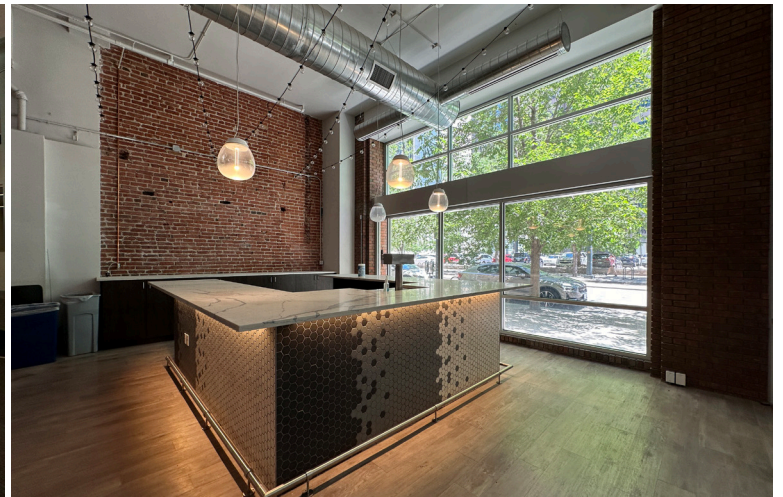


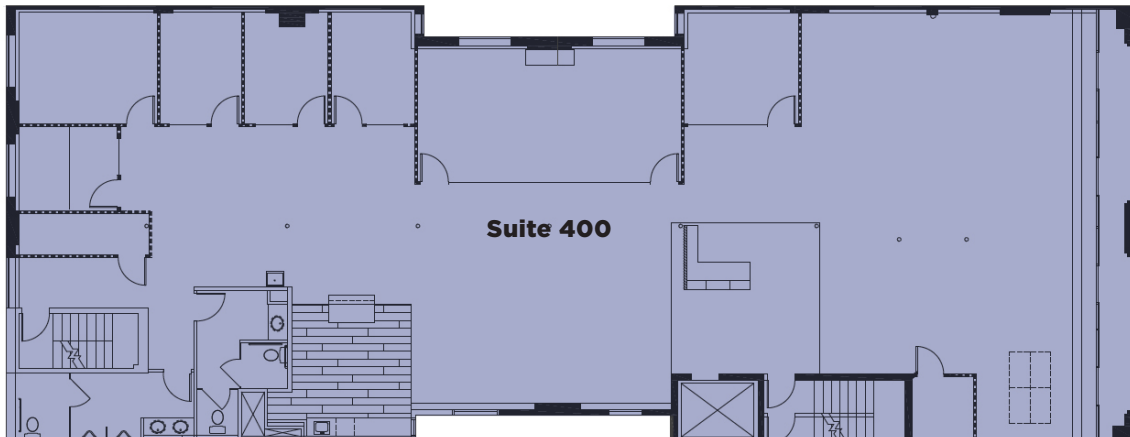


LOWER LEVEL



1ST FLOOR





FOR SALE OR LEASE

1641 California St.

Solomon Stark

303 565 3032

sstark@shamesmakovsky.com



- 75** Restaurants
- 30** Hotels
- 50** Retail Shops
- 5** Light Rail Stations within 5 minute walk!

99
Walker's Paradise

95
Rider's Paradise



Monthly parking available at the adjacent 1627 California St Garage