

MAJOR PRICE REDUCTION!



INVESTMENT HIGHLIGHTS

PROPERTY DETAILS

- Located 200 feet from the gates of Coors Field.
- Set among prominent retailers, restaurants, museums, and other attractions and is a 10 minute walk to Union Station.
- Flexible B-8 zoning allows for a multitude of uses.
- High visibility on signal intersection with desirable traffic counts & foot traffic.
- The property is not listed on the National Historic Register, but it is landmarked on the Colorado state register as "Mattie Silks House" and includes a historic landmark Italian-style façade constructed in 1890.
- Located in a newly approved and funded (starting January 2025) General Improvement District (GID).

ADDRESS	2009 Market Street Denver, CO 80205
PRICE	\$2,500,000 \$1,800,000 (\$272.93/SF)
BUILDING SF *	6,595 SF
LOT SIZE *	5,080 SF
ZONING	B-8, UO-1, UO-2
SUBMARKET	LoDo/Ballpark
BUILDING TYPE	Office
YEAR BUILT	1886
PROPERTY TAXES	\$37,395.78 (2025)

*County Record

ADDITIONAL BUILDING INFORMATION

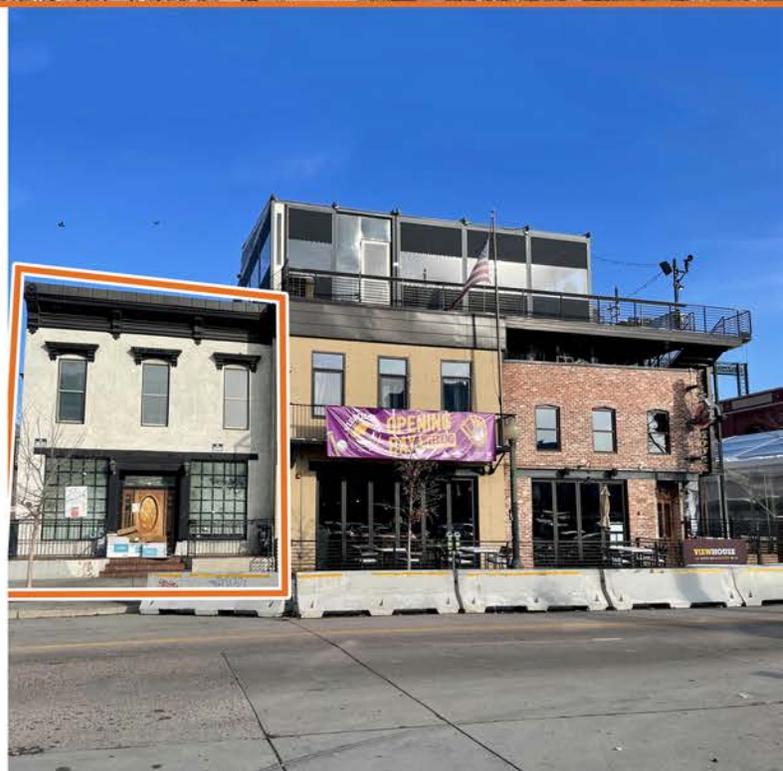
- Interior modernized in 1994
- **1st Floor Layout:** 2 large single/shared offices, 2 private offices, conference room
- **2nd Floor Layout:** 5 large single offices, community space, patio access, wet bar

BALLPARK NEIGHBORHOOD



Denver's Ballpark District is a mixed-use area in a historically warehouse district with predominantly small businesses, low-rise apartment buildings, and parking lots. Coors Field is the cornerstone of the neighborhood to the northwest. The Arapahoe Square Zoning district allows for high-rise buildings and increased density. It is bordered by registered special districts including Sakura Square, Welton Street Corridor, Denver's Central Business District, Five Points Cultural, Curtis Park, RiNo Arts, LoDo, and Union Station Districts. In 2019, a General Improvement District (GID) formation study was launched and in November 2024, a majority of Ballpark District property and business owners voted to create the Ballpark GID and services began in January 2025.

Source:
<https://www.ballparkcollective.com/the-district>



AREA MAP



SUBJECT PROPERTY





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