

FOR LEASE

Saddlery Building

1500 Wynkoop St.

Denver, CO 80202

NA Shames Makovsky



Property Overview

- Restored original brick, exposed wood columns and beams throughout
- Modern finishes with fantastic natural light and tremendous views
- Restaurant on first floor; including a new wine bar, The Velvet Cellar
- Great break room and data room build out
- Security including access control, cameras, and secured parking
- Building signage available for a two floor tenant
- One block from 16th Street Mall

Building Size **49,244 RSF**

Availability **Floor 2: 7,751 RSF**
Floor 4: ~4,000 RSF
Floor 5: 10,682 RSF
*(Floors 4 & 5 can be combined)

Built **1909 (Renovated 2012)**

Parking **1:3,700 RSF**
\$260/space/month/ reserved

Operating Expenses (2025 - Estimated) **\$14/RSF**

Lease Rate : \$35.00-38.00/RSF NNN

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Ana Sandomire

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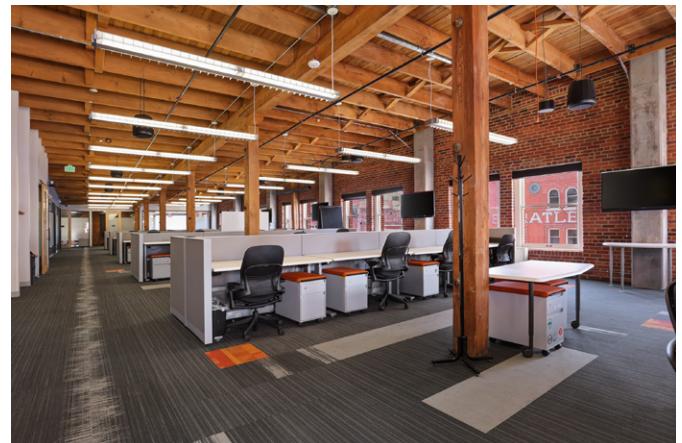
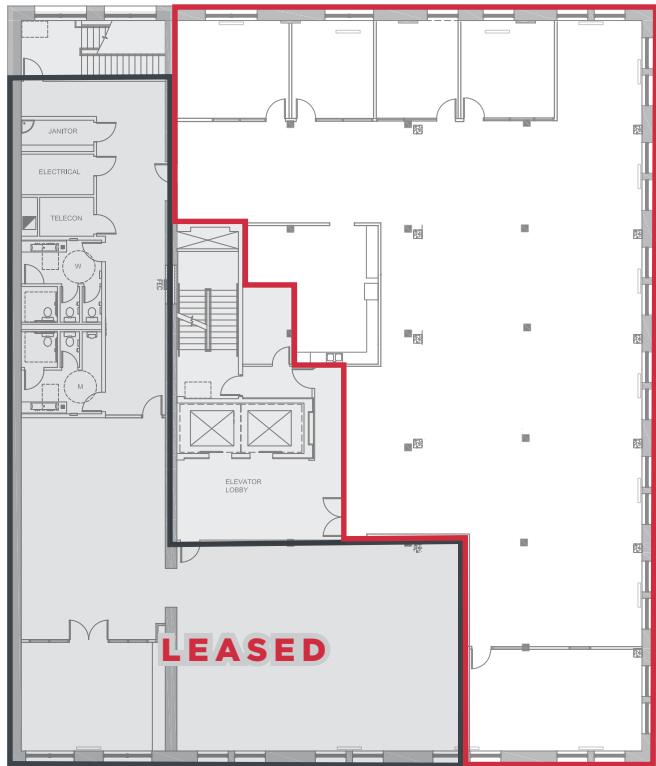
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2nd Floor: 7,751 RSF (Divisible)

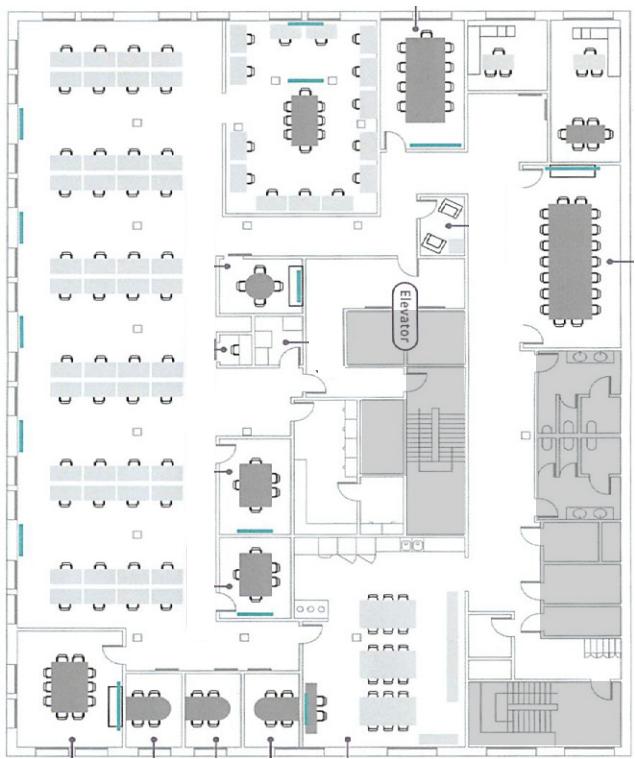


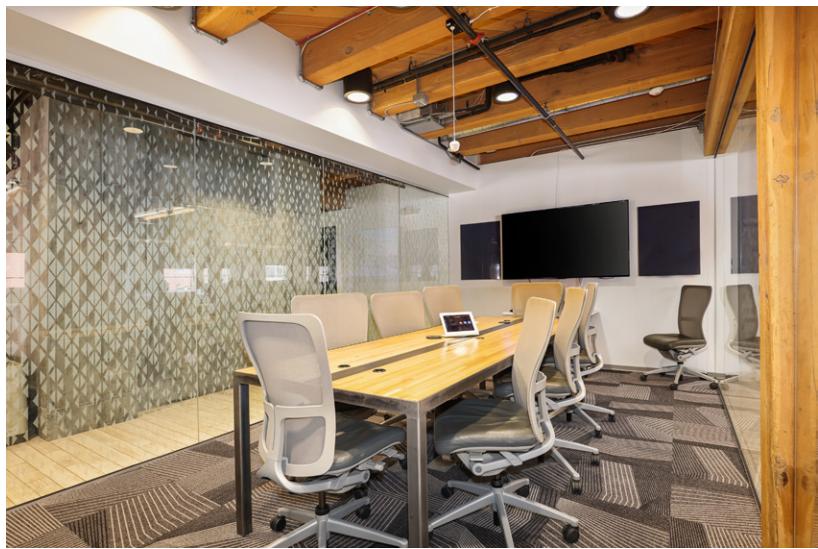
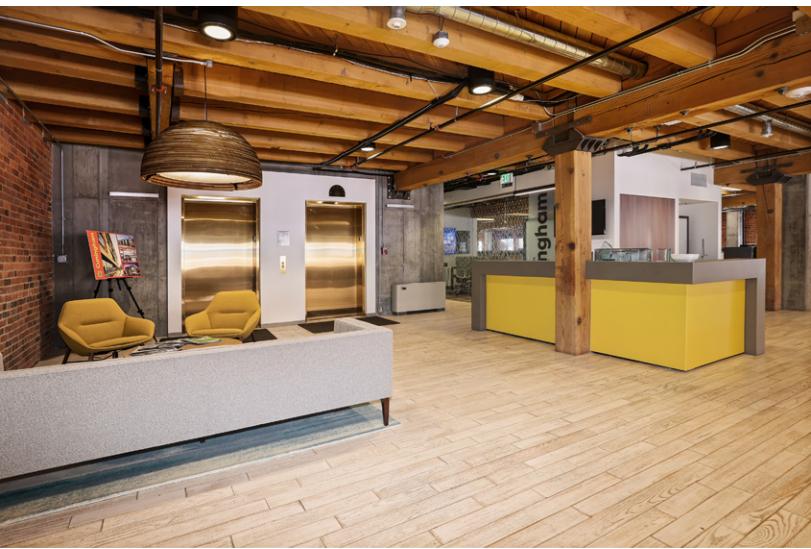
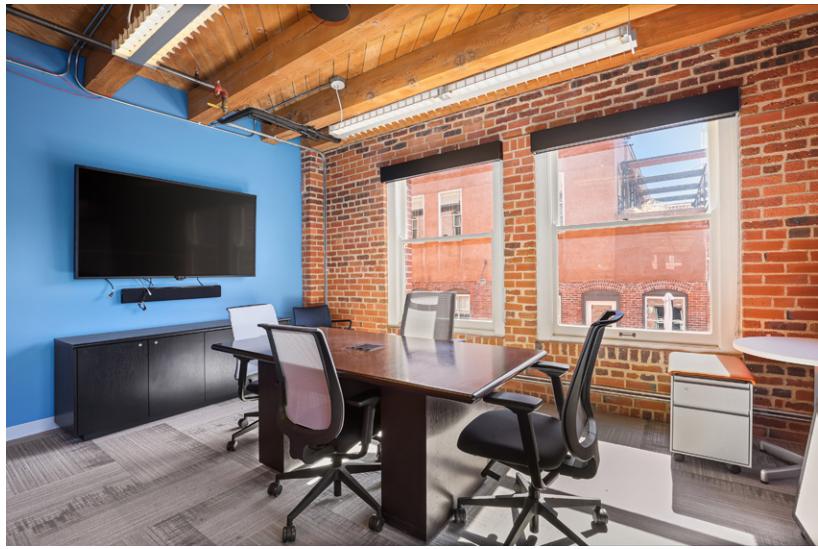
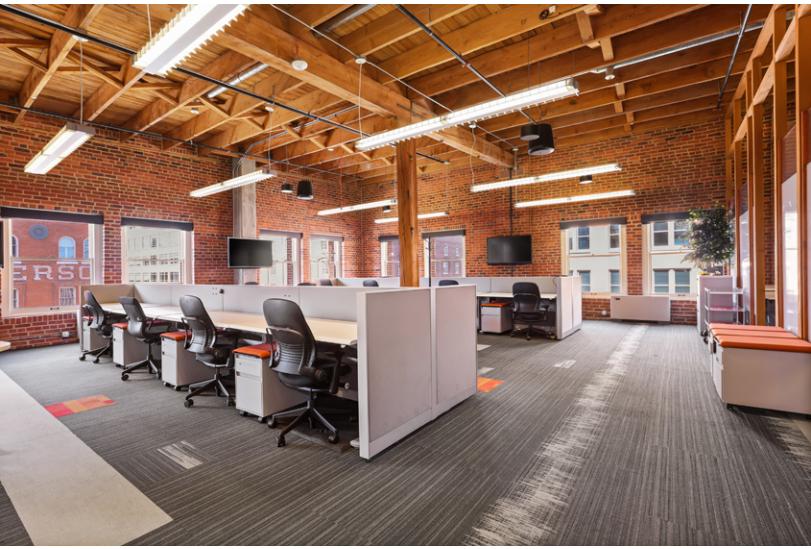
4th Floor: ~4,000 RSF

- 4th/5th floors can be leased as one contiguous block of space (+/- 14,600 SF)



5th Floor: 10,682 RSF





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