

FOR LEASE

# Saddlery Building

## 1500 Wynkoop St.

Denver, CO 80202

**NAI**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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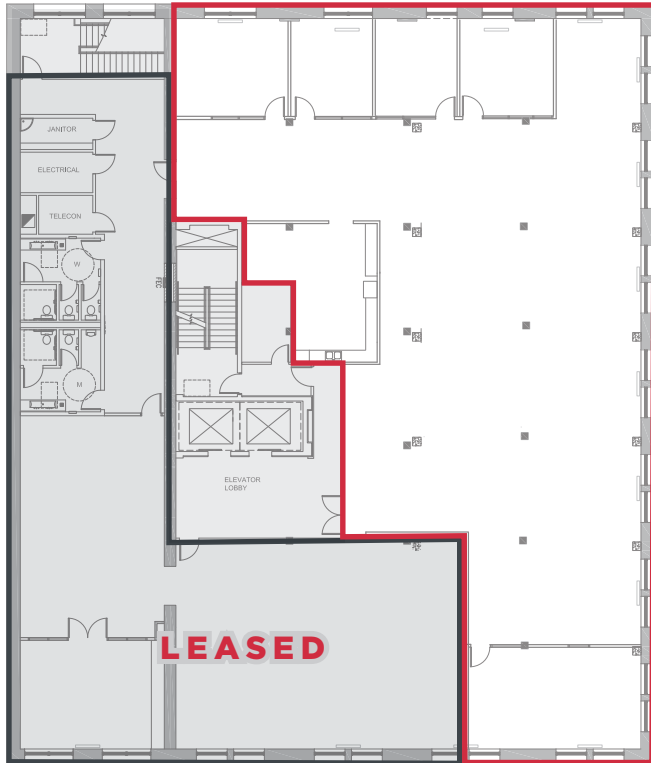
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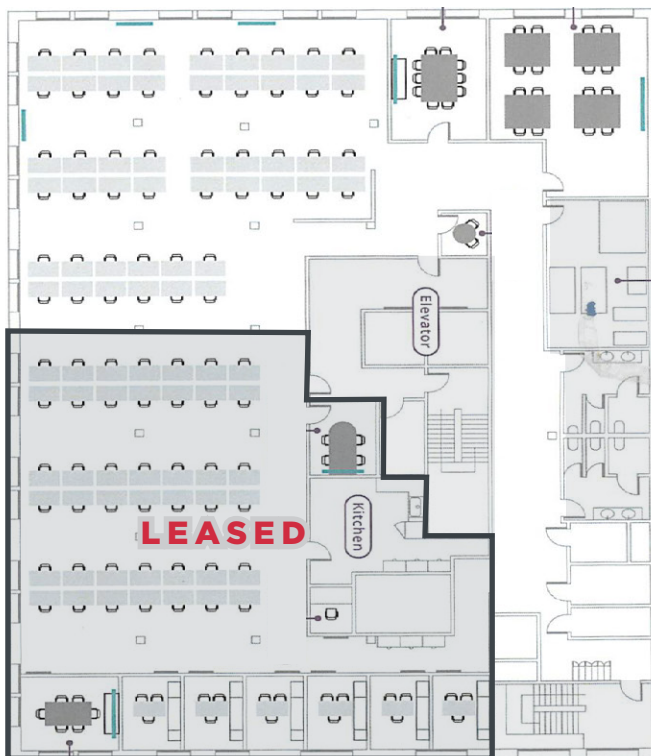


## 2nd Floor: 7,751 RSF (Divisible)

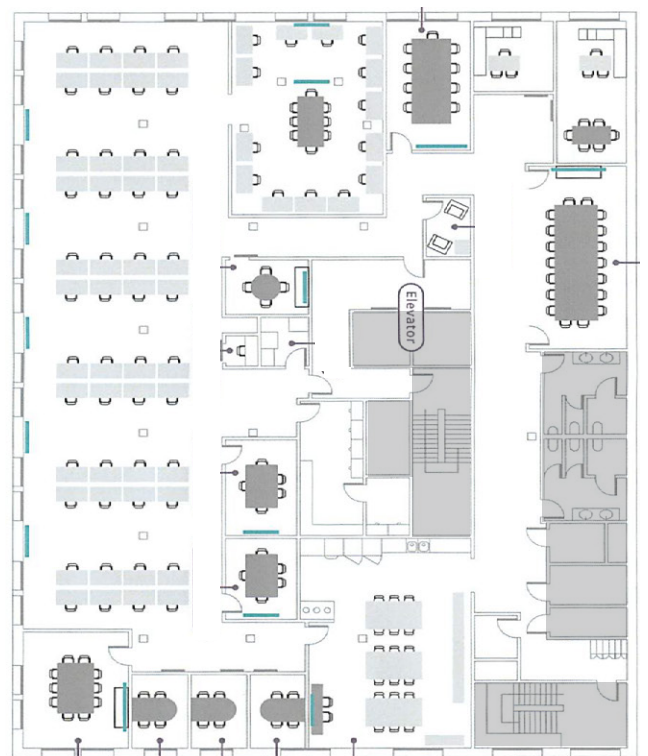


## 4th Floor: ~4,000 RSF

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



## 5th Floor: 10,682 RSF







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