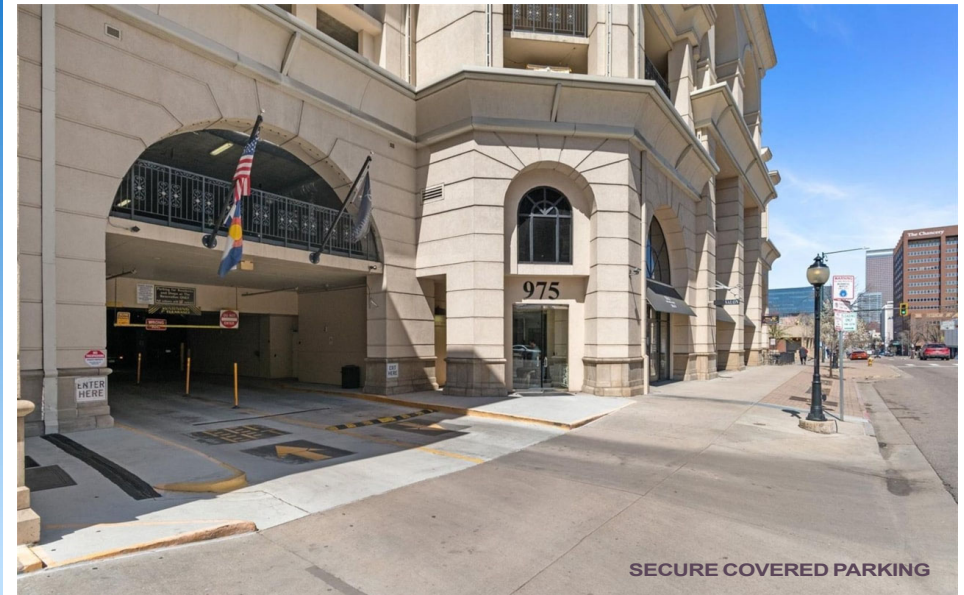


1,406sf - 5,120sf of Retail Space for Lease, street level | at The Beauvallon

925-975 Lincoln Street, Denver, Colorado 80203

Asking Price: \$22.00 psf
call for further details



SECURE COVERED PARKING

PROPERTY and AREA HIGHLIGHTS

- ▶ Available retail space at street level on Lincoln Street
- ▶ Great visibility from high volume traffic on Lincoln heading to downtown Denver
- ▶ Competitive rents in Capitol Hill and the downtown markets
- ▶ Dense populations stemming from high-rise apartments and condos in area
- ▶ High density employees and corporations in nearby downtown Denver
- ▶ Homeowners at Beauvallon enjoy Mediterranean style luxury and leisure
- ▶ Former space leased as restaurant (could be leased as unique luxury desserts)
- ▶ Onsite covered parking (at no additional charge)

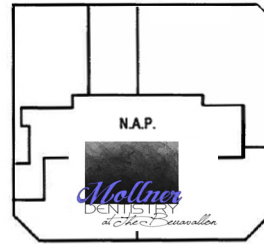
SOUTH TOWER



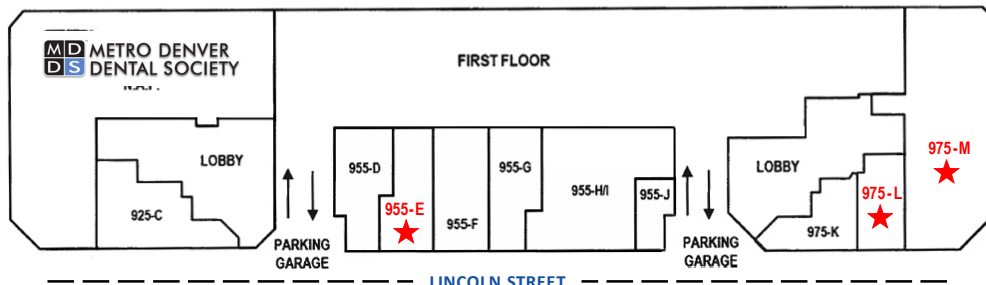
SECOND FLOOR PARKING GARAGE

THE BEAUVALLON
Defining Elegance in Downtown Denver

NORTH TOWER



FIRST FLOOR



TENANTS & AVAILABILITY

- 925-C The 9th Door
- 955-D Di Franco Italian
- 955-E 1,406 sf | AVAILABLE FOR LEASE
- 955-F Mug Shoppe Barbershop
- 955-G Sky Tea Drip Denver
- 955-H/I East Tao
- 955-J Plates by Ness
- 975-K Rita B Salon
- 975-L 1,140 sf | AVAILABLE FOR LEASE
- 975-M 5,120 sf | AVAILABLE FOR LEASE

weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Tim Hakes

720-880-2923 direct | 720-352-9457 cell

tim@weststarcommercial.com

www.weststarcommercial.com