

LEASE OPPORTUNITY!
910 Galapago St, Denver, CO 80204



HISTORIC SMITH'S CHAPEL

Creative Campus | Adaptive Reuse | Studio • Office • Hybrid Workspace

PRESENTED BY KELLER WILLIAMS ADVANTAGE REALTY | QUINN SABATINI

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Lease Rate: Starting at \$25.00/SF/YR

(Full Service — includes utilities, building services, and property expenses)

Ownership is pragmatic and open to structuring deals based on tenant profile, use, and lease terms. Competitive lease structures and concessions will be considered for the right tenancy. Ownership is motivated and has demonstrated flexibility in prior leasing within the building and is focused on securing strong, long-term tenants that align with the overall vision.



HISTORIC SMITH'S CHAPEL - CREATIVE CAMPUS

Located just two blocks from the Santa Fe Arts District and within close proximity to the Golden Triangle, Auraria Campus, Denver Health Medical Complex, and Downtown Denver, 910 Galapago offers a rare opportunity to lease space within a historic, adaptive reuse creative campus. Originally constructed in 1882 as a church to serve and attract residents to the surrounding neighborhood, the building has remained a meaningful part of West Denver's fabric for over a century and is now thoughtfully repositioned for modern, creative and community-oriented use.

The upper floors feature a collection of private offices and studio-style suites that can be utilized individually or combined, all finished with bright maple hardwood flooring, daylight-balanced LED lighting, and abundant natural light from all sides. The second floor is fully leased to PlatteForum, establishing a strong creative and community anchor within the building and helping to shape a collaborative, mission-driven environment.

The ground level offers an open, flexible layout with polished concrete floors, high concrete-beamed ceilings, and expansive upper window lines that fill the space with natural light. Existing commercial kitchen infrastructure is in place as a value-add component, offering additional functionality for users who may benefit from it, subject to zoning and permitting considerations. The building has also been upgraded with 3-phase power, expanding its capability to accommodate a wider range of creative, studio, and production-oriented uses.

The main and lower levels are ADA accessible via ramp or platform lift and include compliant restrooms, drinking fountains, and pathways throughout. The exterior preserves much of its original historic character, including rhyolite stonework, a bell tower, and metal-shingled steeple. Its architectural significance and long-standing role in the community are recognized through its inclusion on the Colorado State Register of Historic Properties and its designation as a City of Denver Landmark.

HIGHLIGHTS

- Interior renovation completed in 2024
- Lower level includes commercial kitchen infrastructure ready to tenant buildout
- Centrally located with quick access to Santa Fe, 6th Ave, 8th Ave, Speer, and I-25
- Corner lot with unencumbered views retains natural light throughout the building
- Located in The Art District on Santa Fe within arm's reach of the Golden Triangle, Auraria Campus, Denver Health Medical Complex, and Downtown
- Well-preserved Denver Landmark building also on the Colorado State Registry

BUILDING TYPE

Office

PARKING *Surface Parking, Reserved*

Parking

BUILDING SIZE

10,440 SF

YEAR BUILT/RENOVATED

1882/2024

BUILDING HEIGHT

3 Stories

BUILDING CLASS

B

OTHER BUILDING INFORMATION:

- 24-Hour Access
- Atrium
- Conferencing Facility
- Fenced Lot
- Signage
- Wheelchair Accessible
- Storage Space
- Air Conditioning
- Fiber Optic Internet
- Smoke Detector



1ST FLOOR SUMMARY

1ST FLOOR Creative / Flexible Workspace with Additional Infrastructure

Creative / Flexible Workspace with Additional Infrastructure

Open, high-ceiling space with polished concrete floors, natural light, and a flexible layout suitable for a variety of creative or team-based uses.

The space includes existing commercial kitchen infrastructure (hood, grease trap, sinks) as a value-add component, which may be beneficial for certain users.

Note: The property is currently zoned for office use. Any tenant intending to utilize the kitchen for commercial purposes would be responsible for verifying zoning compliance and obtaining any required approvals or permits.

Ideal for:

- Creative studios
- Collaborative workspace users
- Nonprofits or community-oriented groups
- Hybrid office / studio users

- Partially Built-Out as Professional Services Office
- Fits 8 - 24 People
- Can be combined with additional space(s) for up to 7,950 SF of adjacent space
- Secure Storage
- After Hours HVAC Available
- Basement
- DDA Compliant
- Smoke Detector
- Naturally lit, brightest space in the building
- Alley and Main Street access
- Open Floor Plan

- Rate includes utilities, building services and property expenses
- Open Floor Plan Layout
- 1 Private Office
- Finished Ceilings: 8'- 15'
- Central Heating System
- High Ceilings
- Natural Light
- Emergency Lighting
- Common Parts WC Facilities
- Open-Plan
- Wheelchair Accessible
- ADA access by inclined platform lift
- Commercial Kitchen w/ Infrastructure
- High Ceilings and Polished Concrete Floors

SPACE: **RENTAL RATE:** **TERM:** *Negotiable*

1st Floor *\$25.00 /SF/YR*

CONDITION:

SIZE: **SPACE USE:** *Full Build-Out*

2,950 SF *Office* *(Excluding Kitchen)*

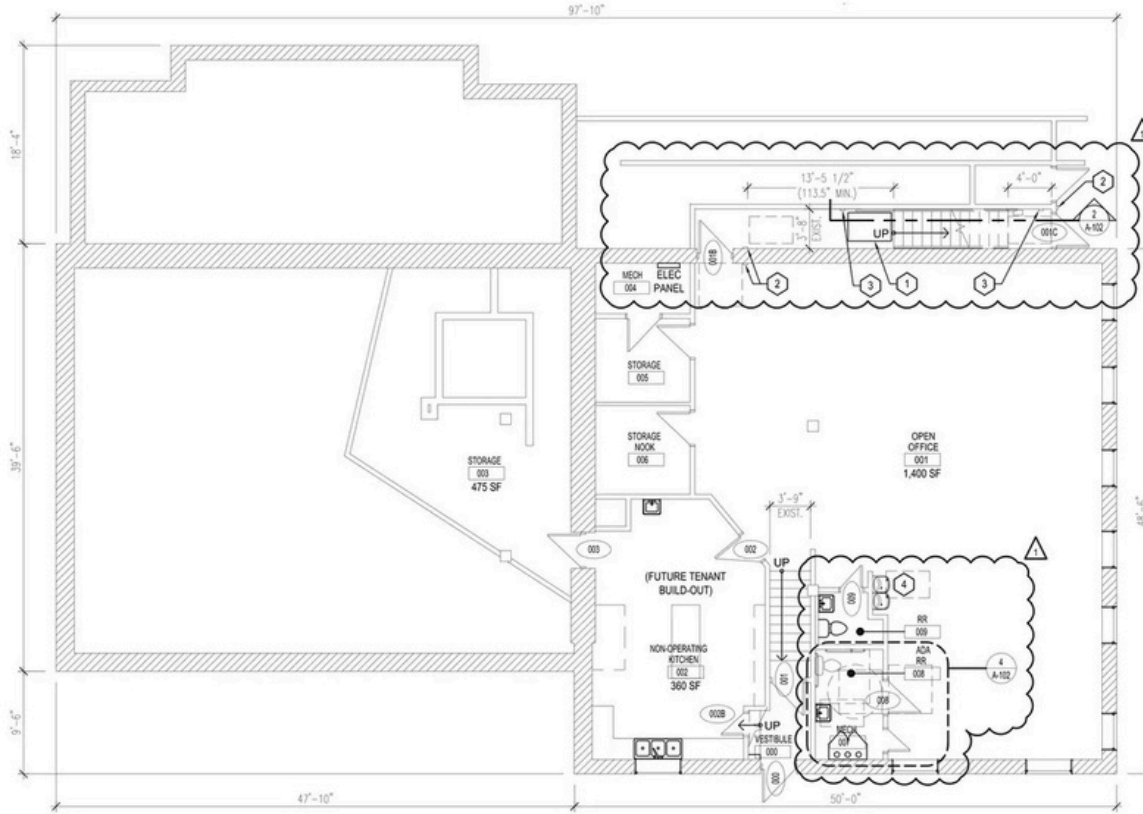


1ST FLOOR PHOTOS





1ST FLOOR - FLOOR PLAN



- KEY NOTES:**
- 1 ADA PLATFORM LIFT "GARAVENTA LIFT ARTIRA" INCLINE PLATFORM LIFT, ADA COMPLIANT, 31 1/2" X 48" PLATFORM ASME A18.1 COMPLIANT. SEE MANUF. LITERATURE. LOWER LEVEL PLATFORM STORAGE. WIRE TO EXST. ELEC. PANEL.
 - 2 ADA PUSH BUTTON ACTIVATED DOOR OPENER, STANLEY D4990 628 WITH STANLEY PUSH BUTTON C14163.
 - 3 ADA PLATFORM LIFT CALL BUTTON. MOUNT PER MANUF. AT ADA HT.
 - 4 ADA DUEL HIGH DRINKING FOUNTAIN.
 - 5 ADA COMPLIANT RESTROOM W/ GRAB BARS, SINK, HARDWARE AND CLEARANCES.
 - 6 EXPOSED WATER ENTRY W/ CABINET ENCLOSURE.

5 LOWER LEVEL FLOOR PLAN
1/8"=1'-0"
AREA:
2,425 OSF
NEW ADA PLATFORM LIFT





2ND FLOOR SUMMARY

2ND FLOOR- Fully Leased / Anchor Tenant: PlatteForum

2,500 gross SF that may be used contiguously or leased in smaller units ranging from 115-410 square feet/per space. Bright, new maple hardwood flooring throughout All LED lighting with tall, new windows surrounding three sides. Offices may be used separately or combined by use of communicating doors between spaces ADA-accessible by wheelchair ramp Three private bathrooms with ADA access.

The 2nd floor is fully leased to PlatteForum, a respected Denver-based nonprofit focused on arts, education, and community engagement.

Their presence reinforces the building's identity as a creative and collaborative environment.

Rate includes utilities, building services and property expenses

Fits 1 - 20 People

Conference Rooms

Can be combined with additional space(s) for up to 7,950 SF of adjacent space

Reception Area

Private Restrooms

High Ceilings

Natural Light

Emergency Lighting

DDA Compliant

Smoke Detector

Corner office w/ windowed reception to the atrium

May be leased contiguously or as separate units

Energy efficient LED lighting throughout

Fully Built-Out as Standard Office

4 Private Offices

Finished Ceilings: 9' - 14'

Central Air and Heating

Wi-Fi Connectivity

Corner Space

Drop Ceilings

After Hours HVAC Available

Atrium

Hardwood Floors

Wheelchair Accessible

Bright, new hardwood maple flooring

ADA accessible bathrooms, floor accessed by ramp

SPACE:

2nd Floor

RENTAL RATE:

\$25.00 /SF/YR

TERM:

Negotiable

SIZE:

155-2,500 SF

SPACE USE:

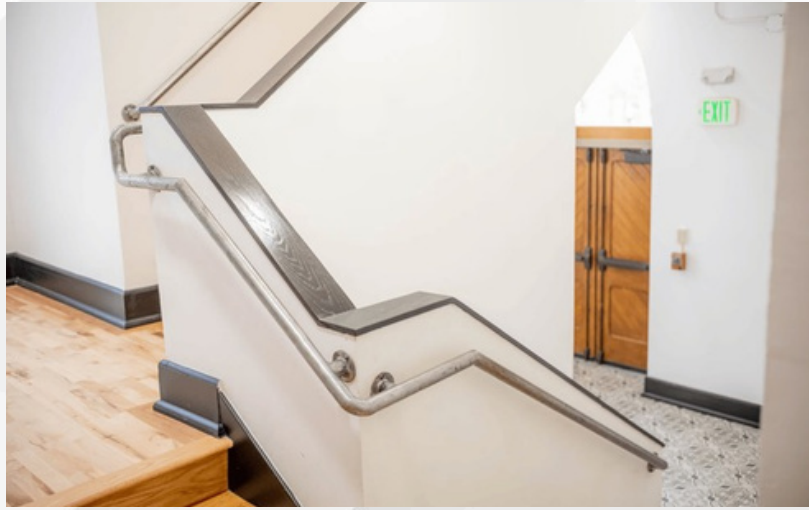
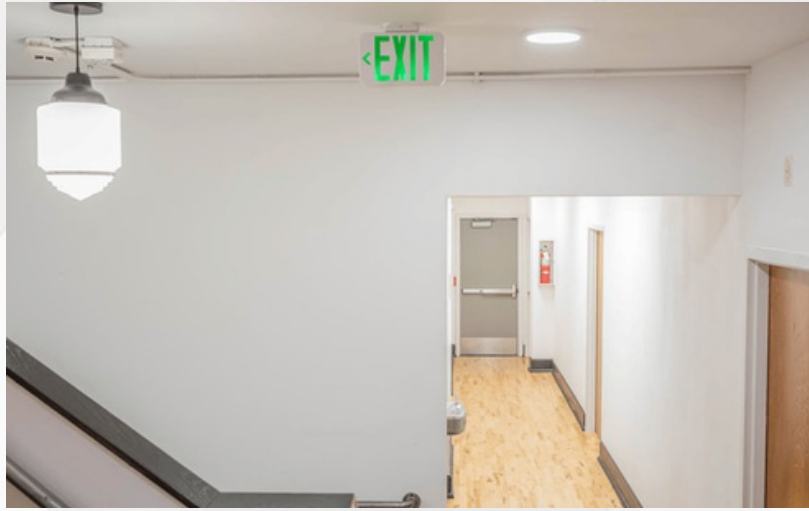
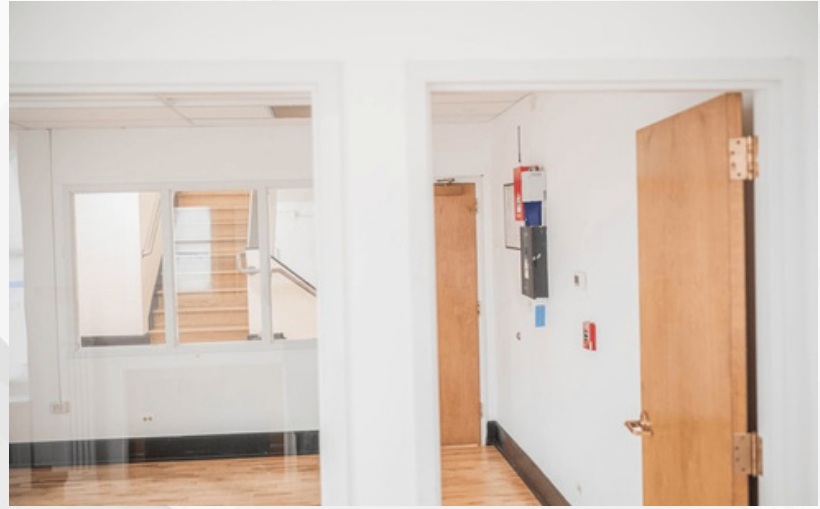
Office

CONDITION:

Full Build-Out

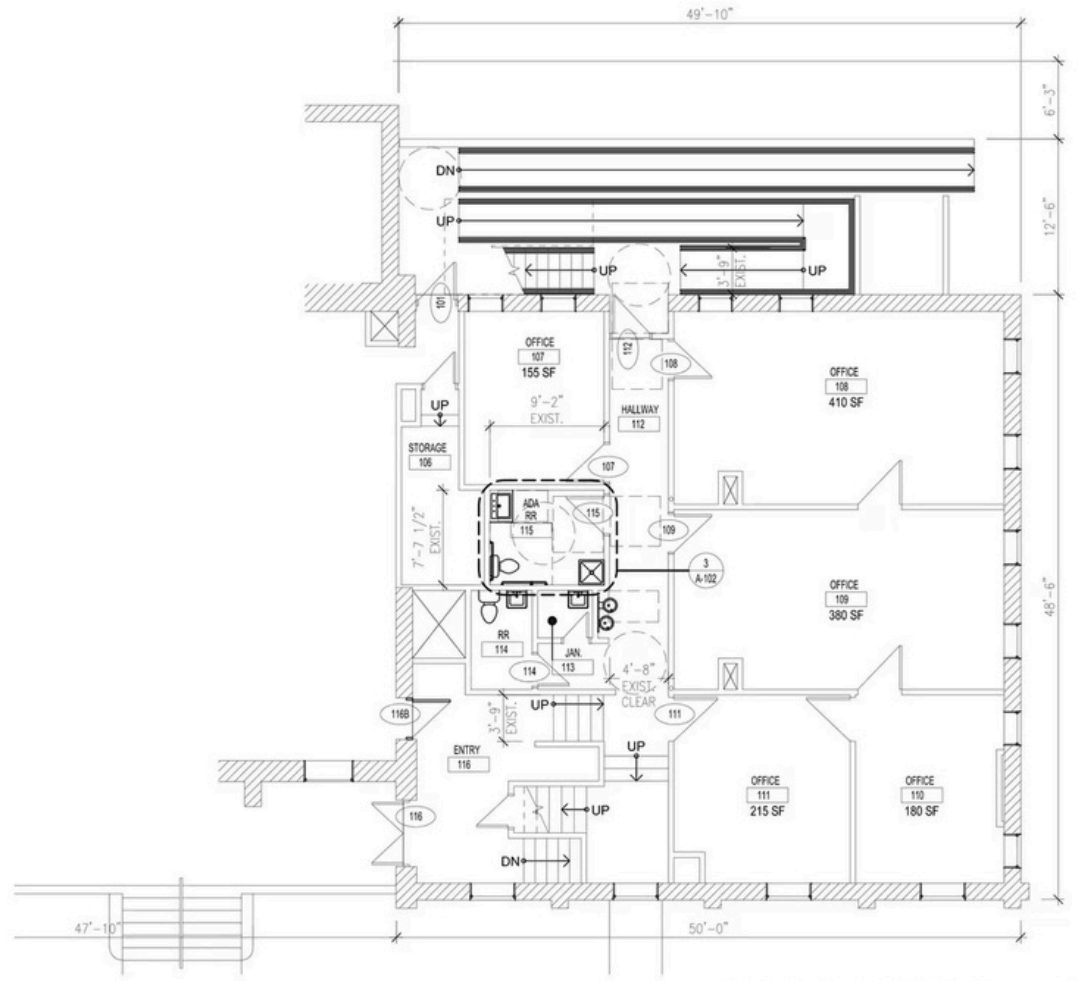


2ND FLOOR PHOTOS





2ND FLOOR - FLOOR PLAN



1 MAIN LEVEL FLOOR PLAN
1/8"=1'-0"
AREA:
5,590 GSF
(INCL ADA RAMP AND STAIR STRUCTURE
- PARTIALLY ENCLOSED)





3RD FLOOR SUMMARY

3RD FLOOR Full-Floor Creative / Office / Studio

2,500 gross SF that may be used contiguously or leased in smaller units ranging from 330-415 square feet/per space. Bright, new maple hardwood flooring throughout. Locked storage room. All LED lighting with tall, new windows surrounding three sides. Offices may be used separately or combined by use of communicating doors between spaces Accessible by interior and exterior stairway. Two private bathrooms with shower access

Bright, character-rich full-floor opportunity with strong natural light and flexible layout.

Ideal for creative firms, boutique office users, and organizations seeking a unique headquarters-style environment.

- Fully Built-Out as Standard Office
- Fits 7 - 20 People
- Can be combined with additional space (1st Floor)
- Balcony
- Corner Space
- Drop Ceilings
- Natural Light
- Emergency Lighting
- Hardwood Floors
- City views of Denver skyline
- Energy efficient LED lighting throughout
- May be leased contiguously or as separat units

- Rate includes utilities, building services and property expenses
- Office intensive layout
- Finished Ceilings: 9'- 12'
- Central Air and Heating
- Private Restrooms
- High Ceilings
- Secure Storage
- After Hours HVAC Available
- Shower Facilities
- Smoke Detector
- Natural Light on bright, new maple flooring
- Corner unit surrounded by windows

SPACE:
3rd Floor

RENTAL RATE:
\$25.00 /SF/YR

TERM:
Negotiable

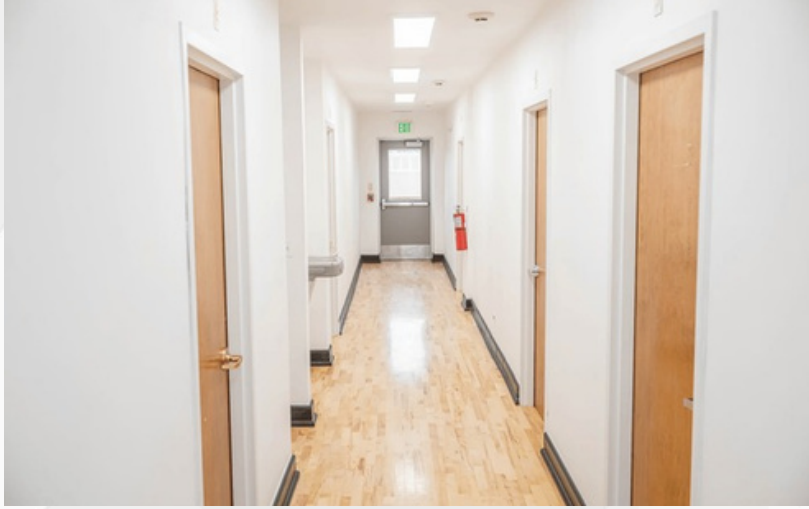
SIZE:
2,500 SF

SPACE USE:
Office

CONDITION:
Full Build-Out

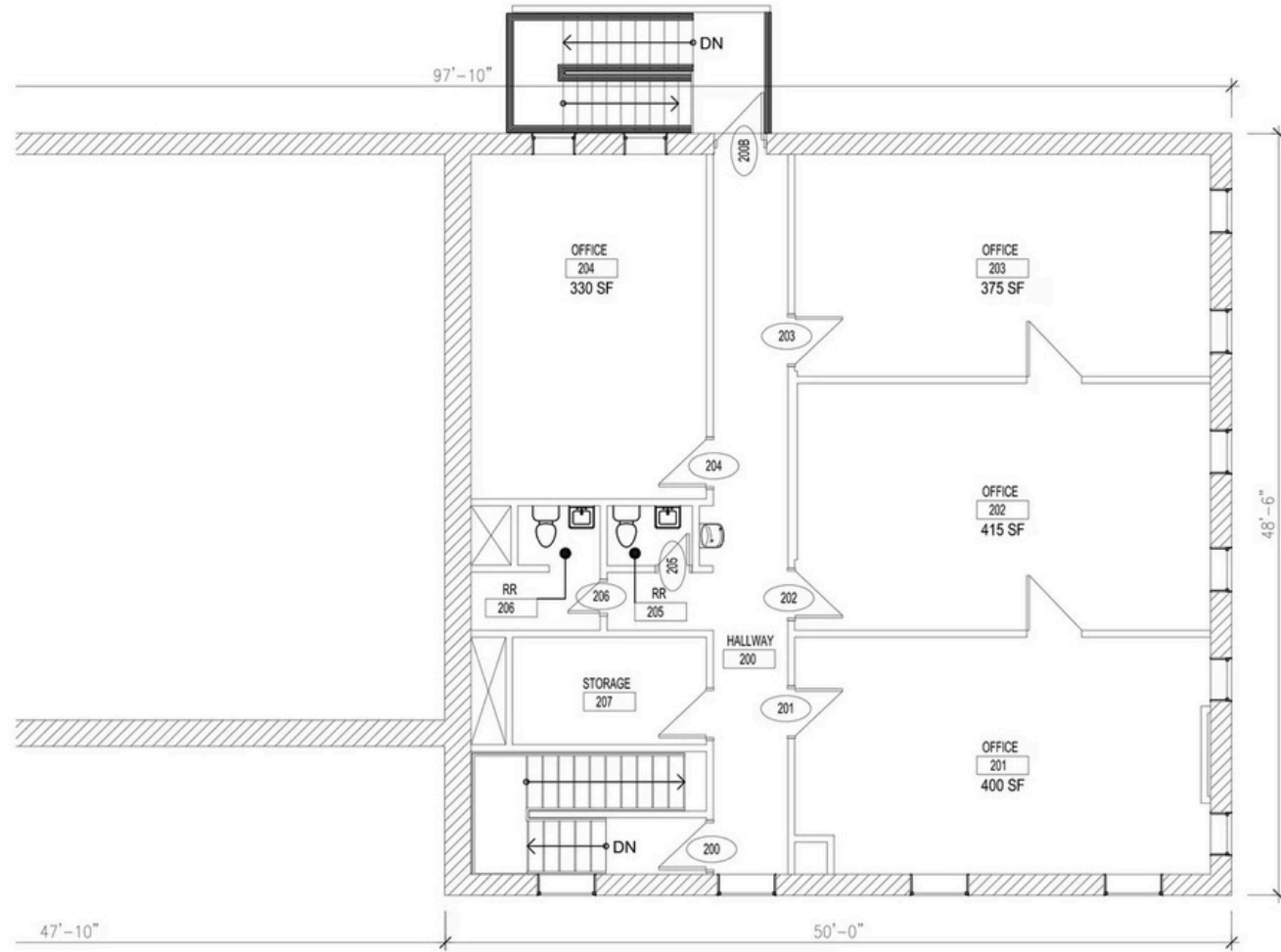


3RD FLOOR PHOTOS





3RD FLOOR - FLOOR PLAN



6

UPPER LEVEL FLOOR PLAN

1/8"=1'-0"

AREA:
2,125 SF



NORTH



LANDSCAPING PHOTOS

