

# BEAUTIFUL HISTORIC RESTAURANT

24 Broadway, Denver, CO 80203

## FOR LEASE



### OFFERING SUMMARY

Available SF:	5,793	Lease Rate: Please Call Broker
1st Floor SF & Mezzanine:	3,680 RSF	Lower Level SF: 2,113 RSF

### PROPERTY HIGHLIGHTS

- Beautiful 2nd generation restaurant/bar consisting of 3,680 RSF including mezzanine
- Fully built out kitchen including hood and near new continuous revolving tray oven for making pizza, bread, bagels, pastries, buns and foods.
- Plus a **rent free** full height built out usable basement of 2,113 RSF with large walk-in cooler
- Located in the trendy, densely populated Baker neighborhood, with heavy pedestrian and vehicular traffic minutes from downtown Denver
- Excellent visibility to Broadway with large picture windows
- Walker's Paradise Walk Score 97

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## ADDITIONAL PROPERTY HIGHLIGHTS

- Many historic details intact, including tin ceilings, wood doors, exposed brick, and high 16' ceilings
- Surrounded by great tenants and lively night entertainment including the Mayan Theatre, Punch Bowl Social, Snooze, Ti Cafe, Dave's Hot Chicken, Postino, Atomic Cowboy, The Irish Rover Pub, Voodoo Doughnut, Sobo 151 Bar & Grill, Wax Trax Records, Skylark Lounge, Go-Fish Sushi, Club 404 and numerous unique retailers, restaurants and bars
- Near the University of Denver, and many great dense neighborhoods such as Historic Baker, Country Club, Alamo Placita, Washington Park, Cheesman Park, Congress Park, Bonnie Brae and Belcaro
- Proposed 7 story mixed use development at the corner of Lincoln Avenue and East 1st Avenue will bring more residential density to the Baker neighborhood

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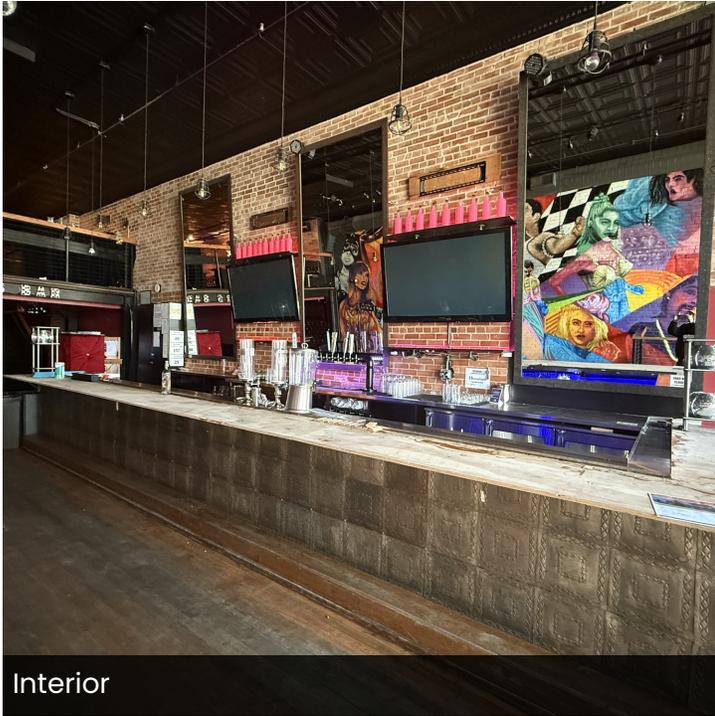
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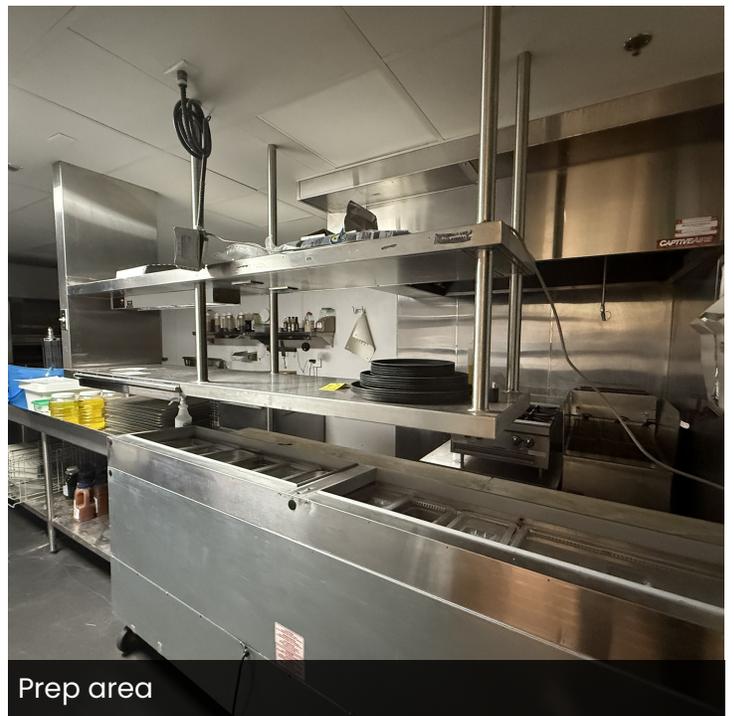
Interior



2,113 RSF full height built out usable basement



Revolving tray oven



Prep area

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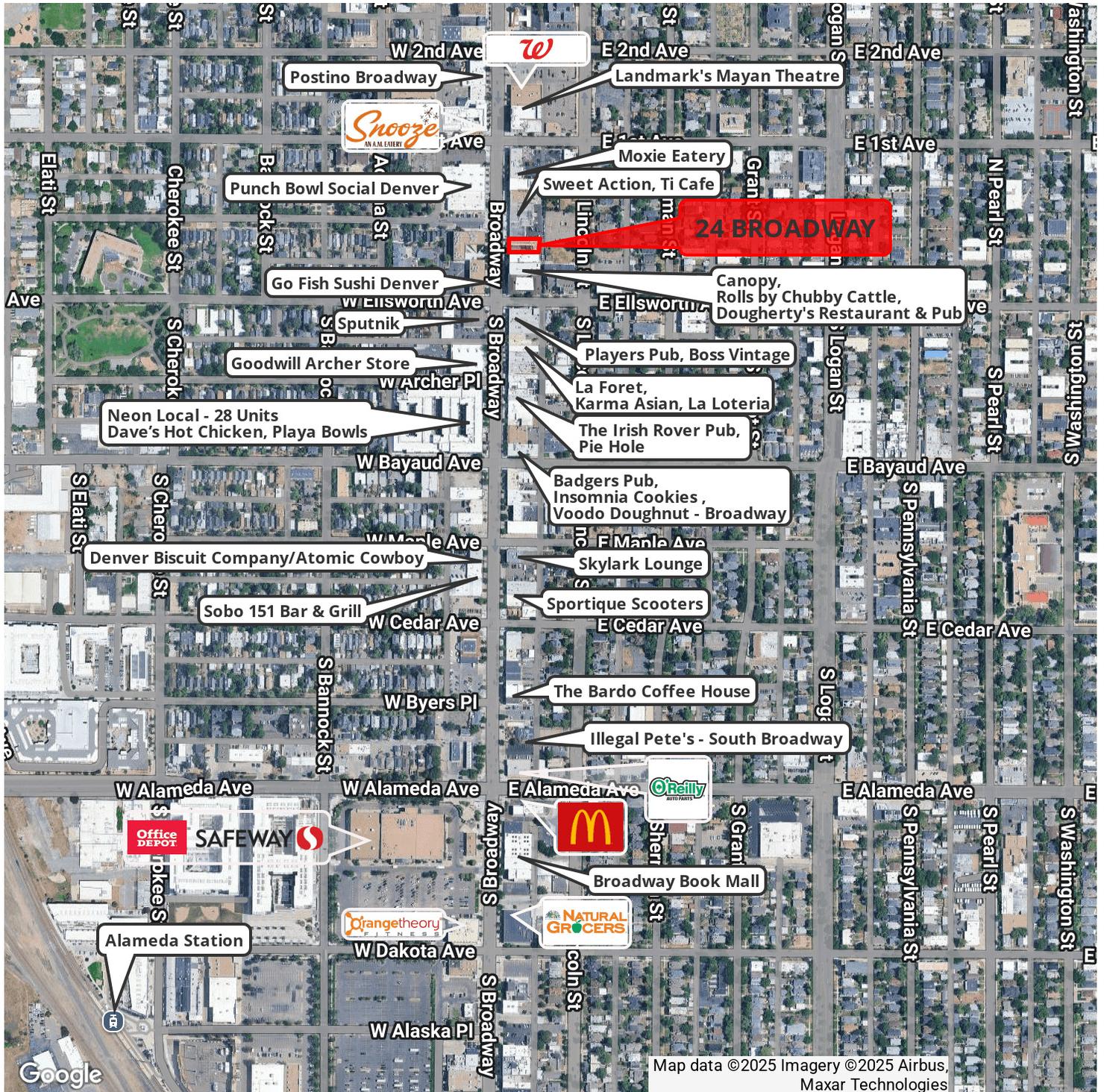
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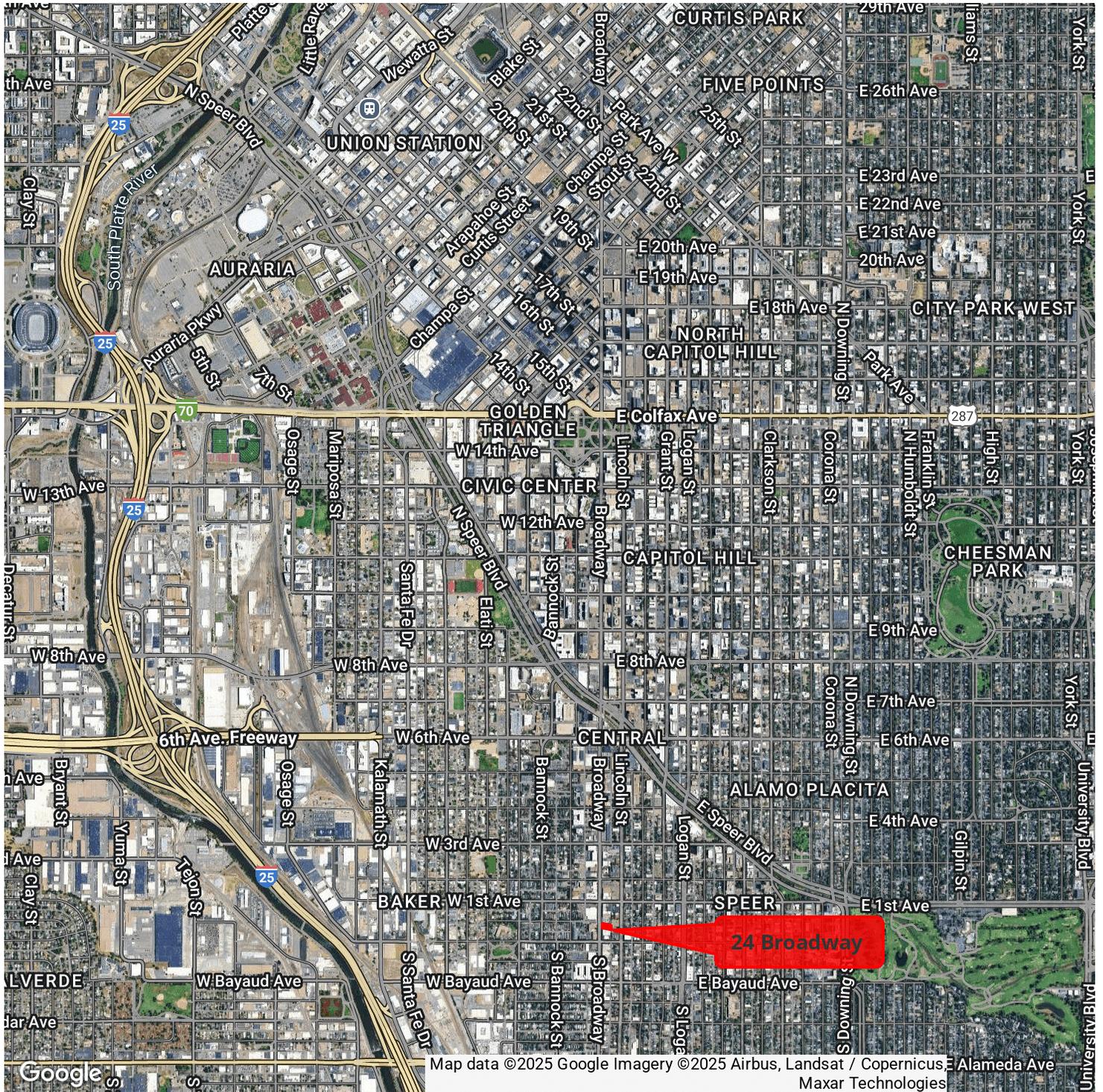
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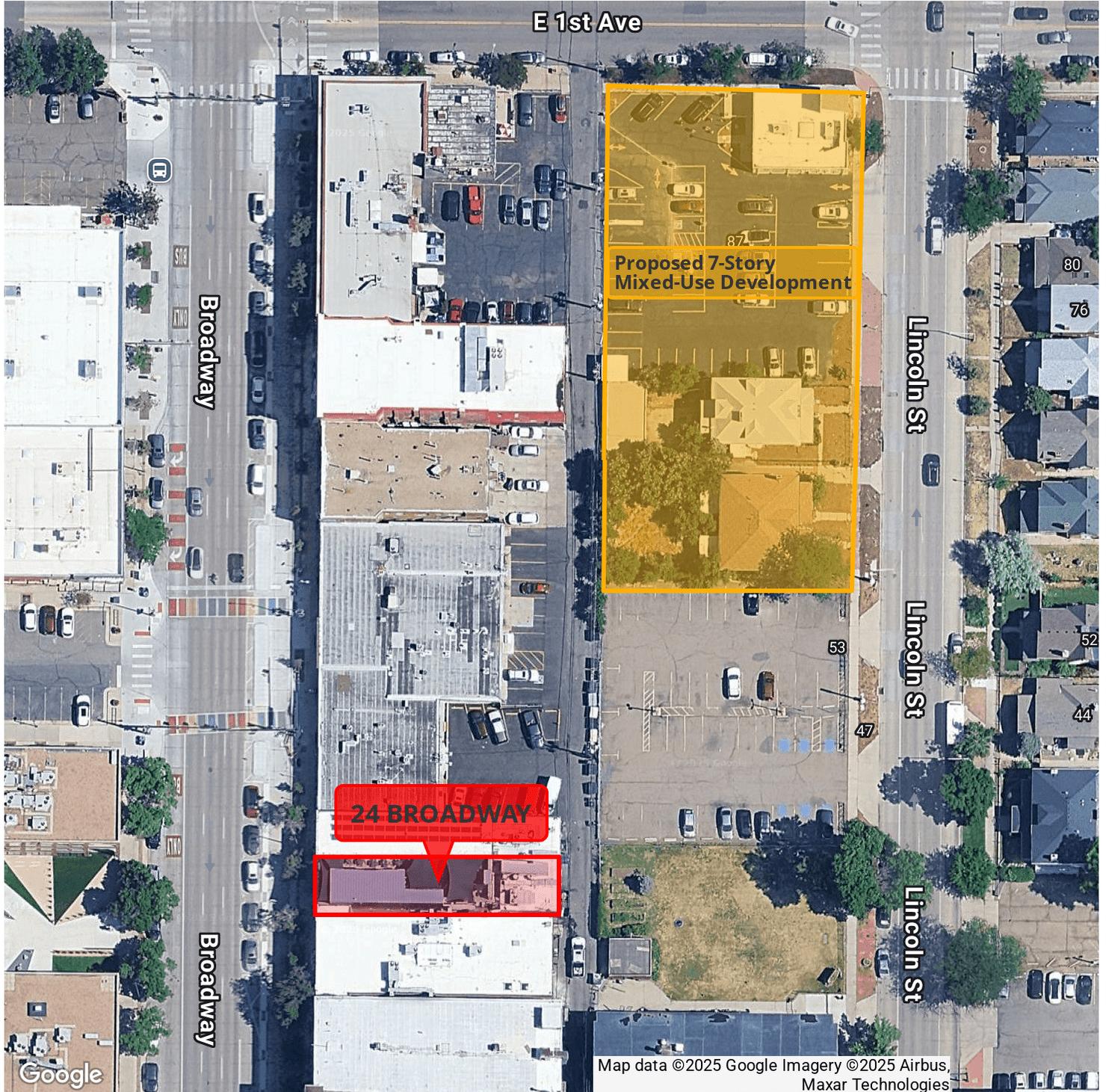
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