

# 1641 California St.

Denver, CO 80202

## FOR SALE OR LEASE

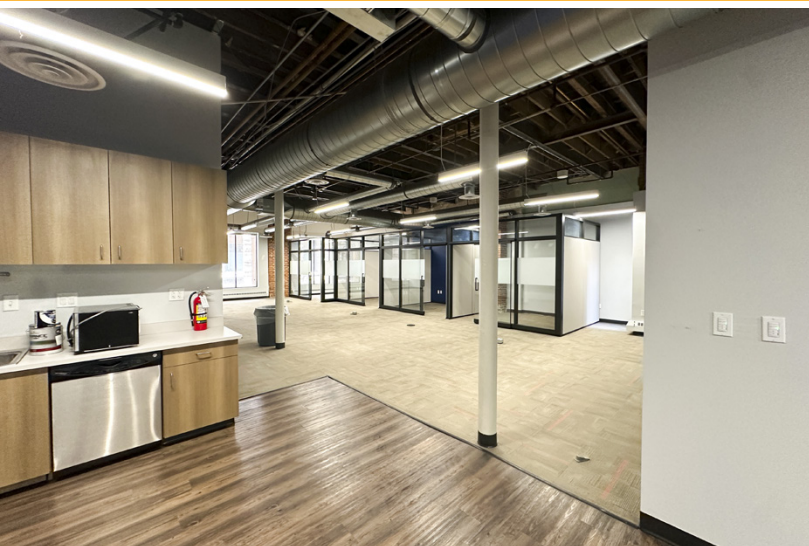
19,121 SF Office Building in Heart of Downtown Denver



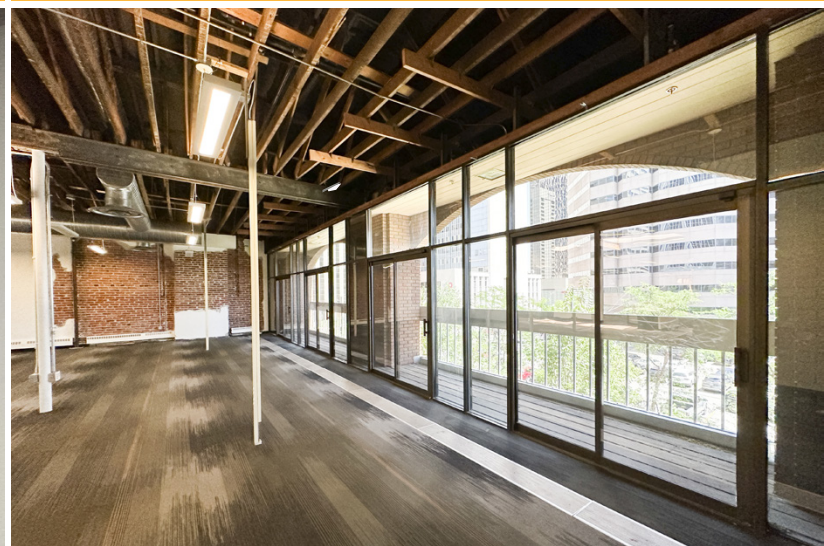
LOWER LEVEL



1ST FLOOR



3RD FLOOR



4TH FLOOR

## Summary

**AVAILABLE FOR SALE OR LEASE:** 19,121 SF Office building with nice finishes, high ceilings, and exposed brick in the heart of Downtown Denver. The property is comprised of six (6) Office Suites on four (4) floors, all available for immediate occupancy that can be combined for a total of 19,121 SF or demised down to a minimum of 1,345 SF. It is in a fantastic location, surrounded by an abundance of retail in the heart of the CBD. It is located just a half block away from 16th Street Mall, blocks from Union Station/Coors Field, and minutes to RiNo. The property boasts easy, quick access to major commuter routes like Speer Boulevard, Broadway, Colfax, and I-25. Reach out today for a tour or more information.

**Sale Price : \$3,000,000 (\$156.90/SF)**

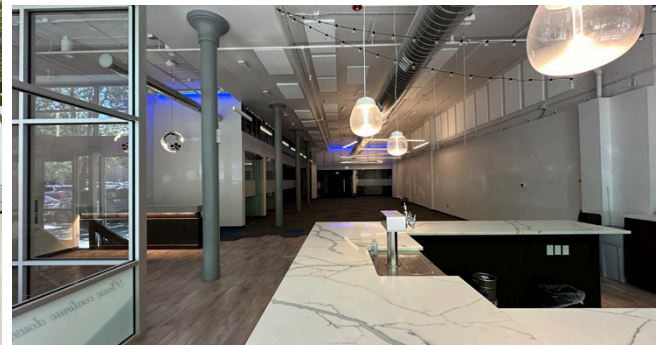
## Property Facts

<b>BLDG SIZE</b>	19,121 SF
<b>LOT SIZE</b>	6,262 SF
<b>BUILT / RENO</b>	1905 / 2007
<b>ZONING</b>	DC
<b>TAXES</b>	\$84,452.76

## Lease Availability

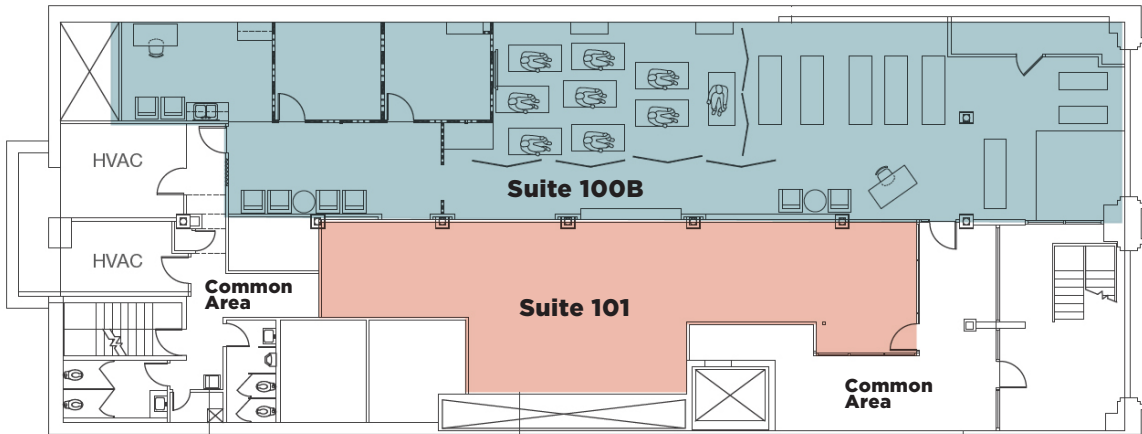
<b>Suite 100</b>	4,520 SF
<b>Suite 100B</b>	2,800 SF
<b>Suite 101</b>	1,342 SF
<b>Suite 300</b>	2,477 SF
<b>Suite 310</b>	2,500 SF
<b>Suite 400</b>	5,382 SF
<b>Total</b>	19,121 SF

**Lease Rate:  
\$18.00/SF FSG**

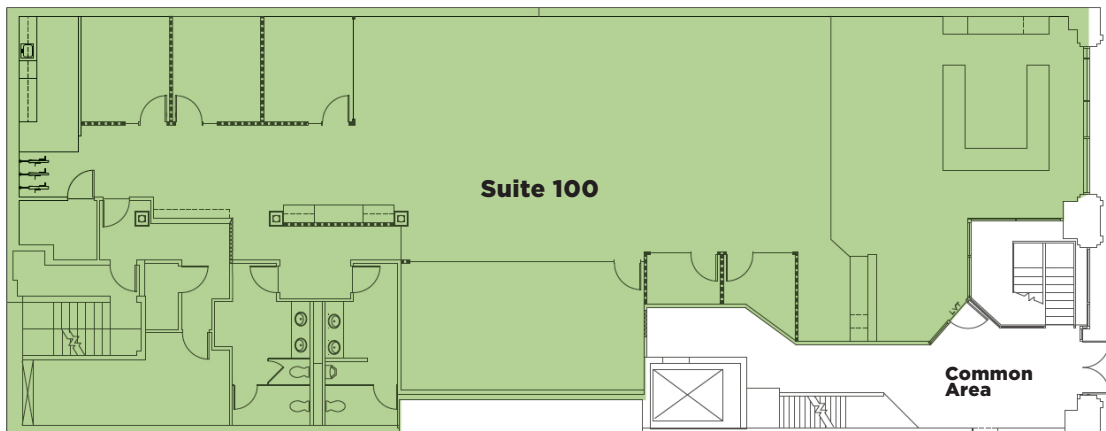
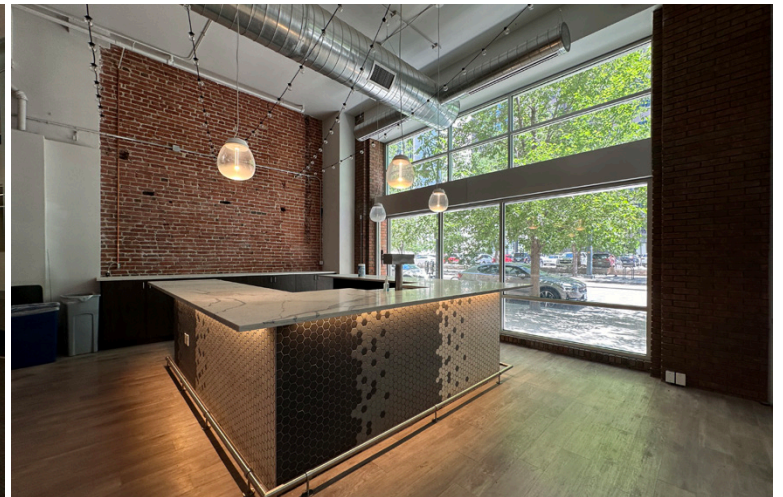


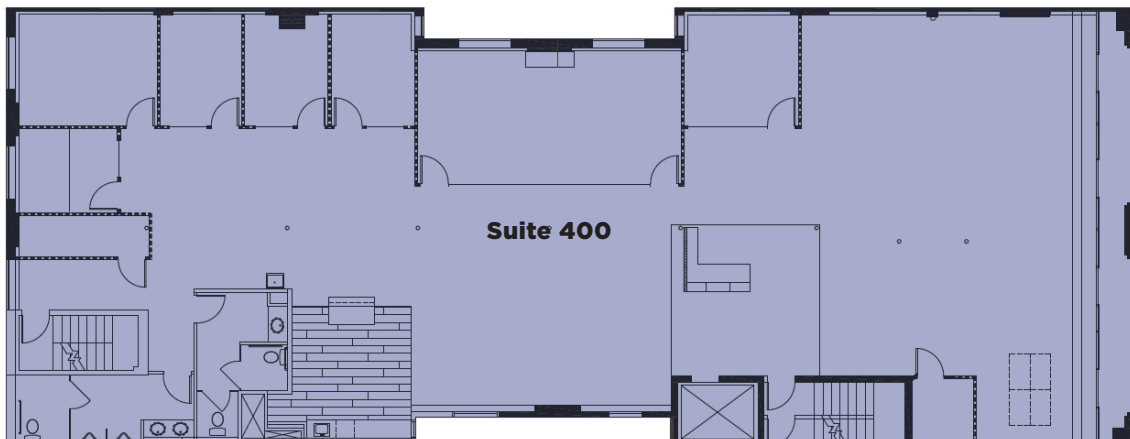


**LOWER LEVEL**



**1ST FLOOR**





FOR SALE OR LEASE

# 1641 California St.

**Solomon Stark**

303 565 3032

sstark@shamesmakovsky.com



- 75** Restaurants
- 30** Hotels
- 50** Retail Shops
- 5** Light Rail Stations within 5 minute walk!

**99**  
Walker's Paradise

**95**  
Rider's Paradise



**Monthly parking available at the adjacent 1627 California St Garage**