

Free Standing Building For Sale or Lease

100 N KALAMATH STREET, DENVER, CO 80223

PRICE REDUCED!



Overview

Located at the corner of 1st and Kalamath, this gorgeous remodeled standalone building currently houses The Traveling Gnomes. The interior offers the user a modern build-out perfect for medical uses, law offices, real estate firms, financial services, Custom design companies, marketing companies, and any other company looking for a prime central location.







The interior includes 7 private offices, a reception/retail area, conference room, kitchenette, and 2 restrooms. The outside includes a fenced yard with ample parking and storage space. The property faces Kalamath, giving highly visible signage to over 20,000 VPD.

To schedule a private showing contact Hoff & Leigh Denver today!

Highlights

- High Visibility
- Modern Remodel
- Kitchen, Conference Room
- Ample Parking
- 7 Private Offices
- Fenced Yard, Overhead Door

Property Details

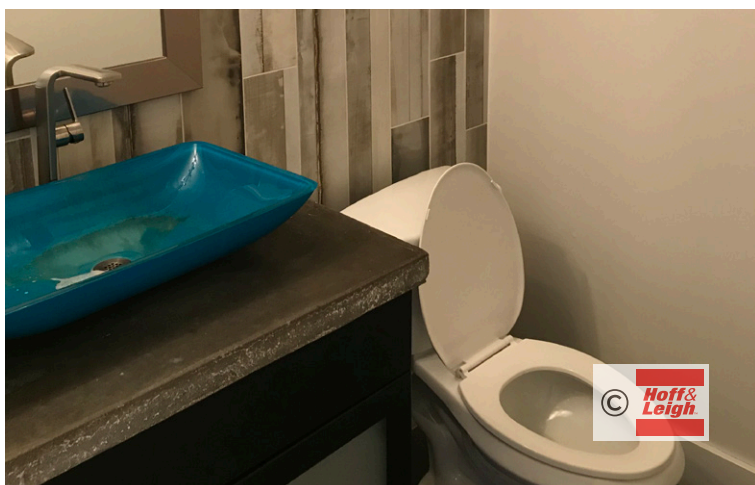
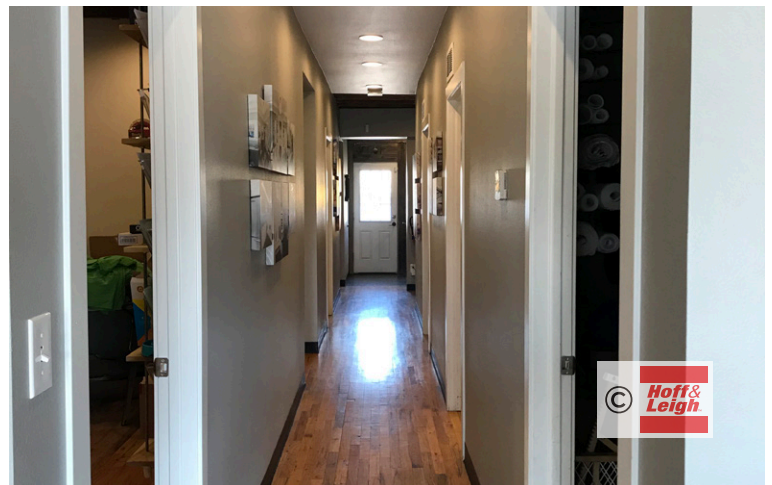
	Sales Price \$825,000 \$785,000		Lease Rate \$20.00 SF/YR (NNN) \$12.00 SF/YR (NNN)
	Building Size 2,630 SF		NNN Rate \$7.00 SF/YR
	Zoning I-MX-3		Lot Size 0.12 Acres

Rev: November 11, 2025



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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CENTRAL DENVER / SANTA FE DISTRICT

Over the last 2 decades the Central Denver / Santa Fe district in Denver has become a hub for new development. Denver's premier Art District runs along Santa Fe, just north of 6th Avenue, and has been growing since the early 2000s. This transition from a manufacturing sector has allowed developers to recreate the neighboring area into modern retail, office, and service based real estate. Located just a half block from 100 Kalamath is The Yard. The Yard was converted from the old Stark Lumber Yard into a multi-tenant building featuring modern layouts mixed with the old charm. Tenants include Renegade Brewery, Copper Door Coffee, Deviation Distilling, Smokin Yards BBQ, and several others. Located just north of 100 Kalamath is the Bolt Factory. This is a originally built in the early 1900s but was redeveloped as a multi tenant commercial building in 2008. Tenants range from Law firms to Photographers to professional service companies. Just to the north of 100 Kalamath is Brewery Bar II, voted best green chili in Denver, and has plans to be sold to a developer in the future as a 3 story, multi-tenant building.

100 N. Kalamath is within walking distance to the Alameda light rail station. Located next to 6th Avenue and I-25, 100 Kalamath sits perfectly between downtown Denver, Cherry Creek, and the Denver Tech Center.

DEMOGRAPHICS



252,006
Population



Median Age



Average
Household Size



\$90,370
Median Household
Income

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