

MAIN FLOOR RETAIL
2ND FLOOR OFFICE

3,000-6,000 SF



1617 Wazee Street

Denver, CO 80202

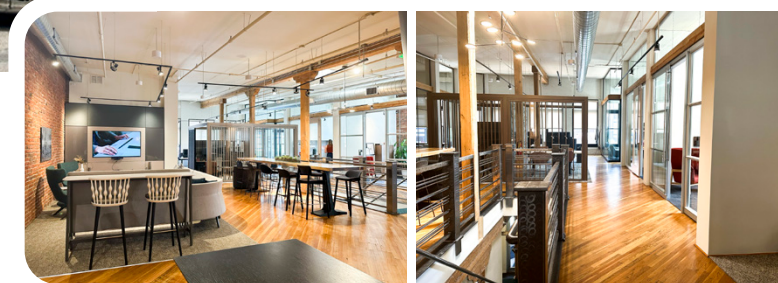
Property Overview

- Beautiful exposed brick/timber on 2nd floor
- Nice natural light and high ceilings
- Modern finishes
- Perfect for collaborative user
- Shower in space
- Near 16th street mall, LODO, ballpark

Office: \$35.00/SF FSG

Janitorial is an additional expense

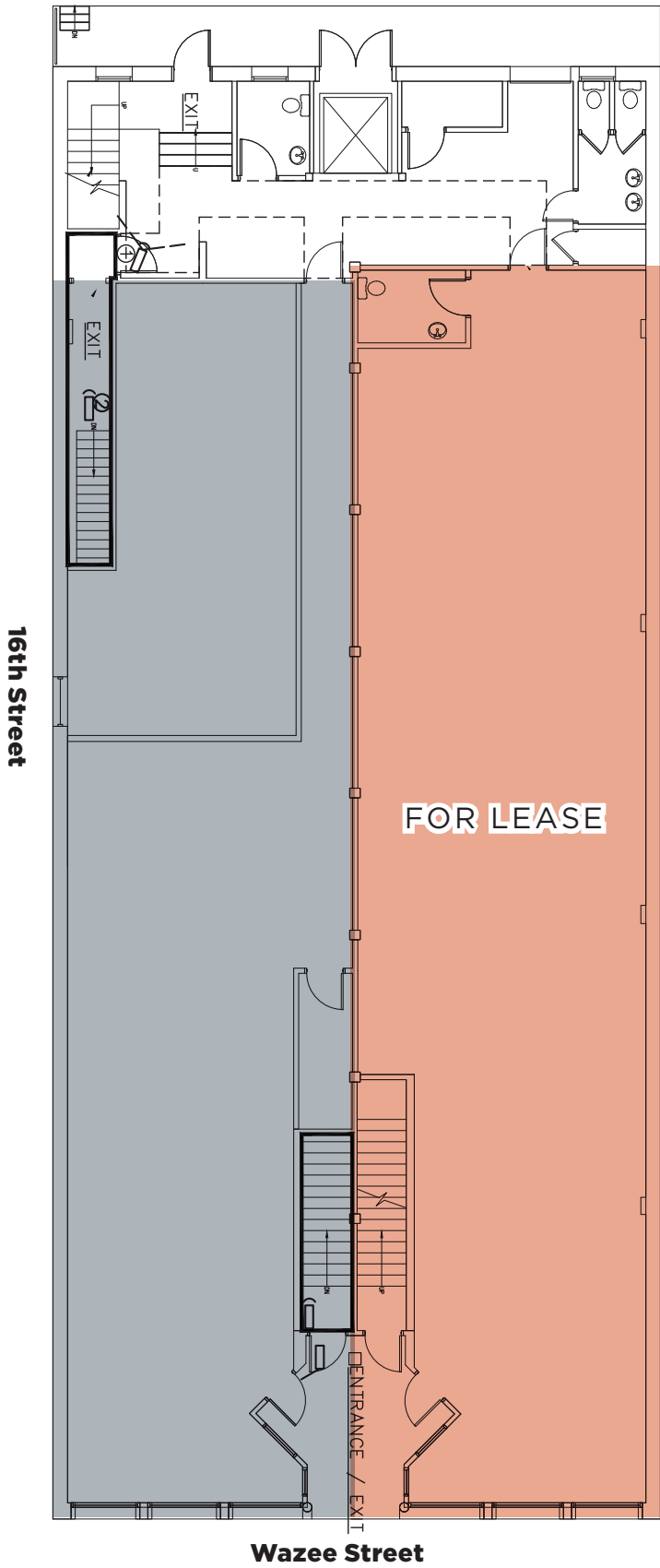
Retail: \$30.00/SF NNN



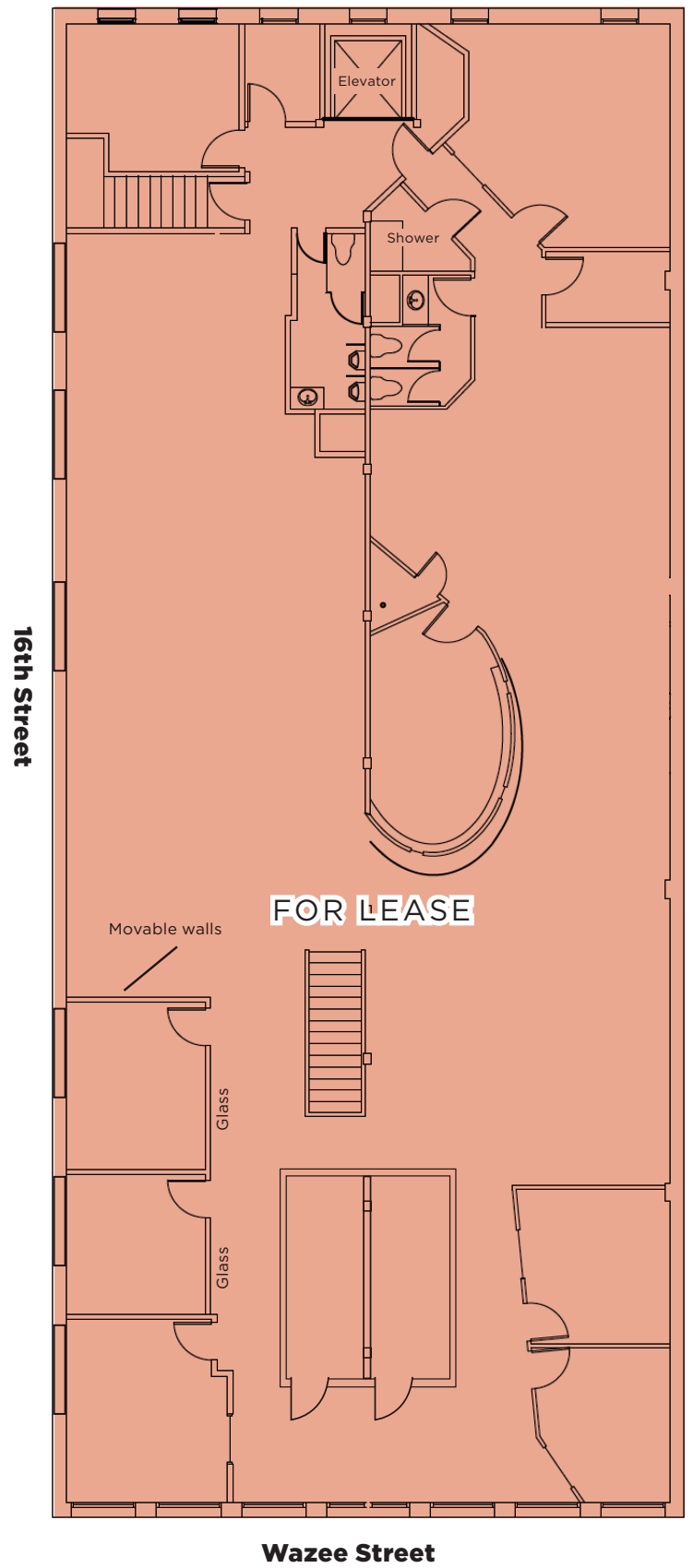
Property Facts

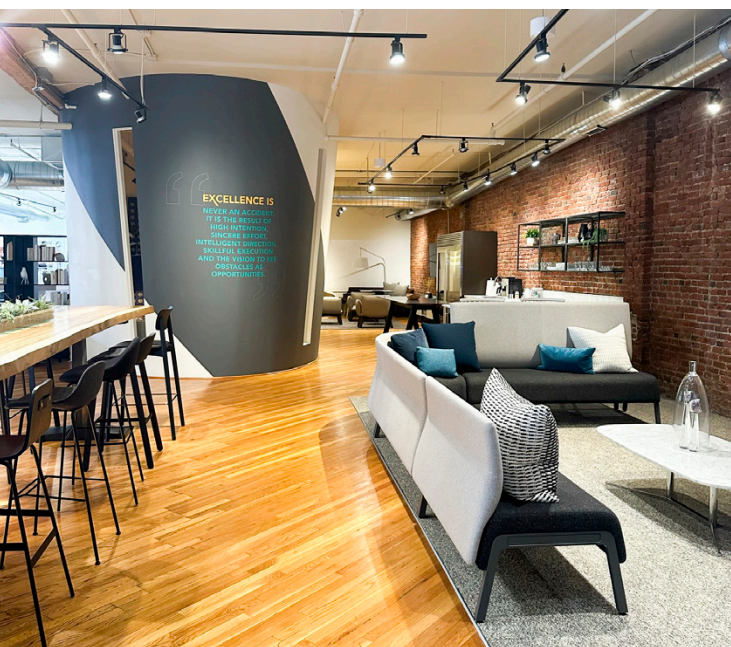
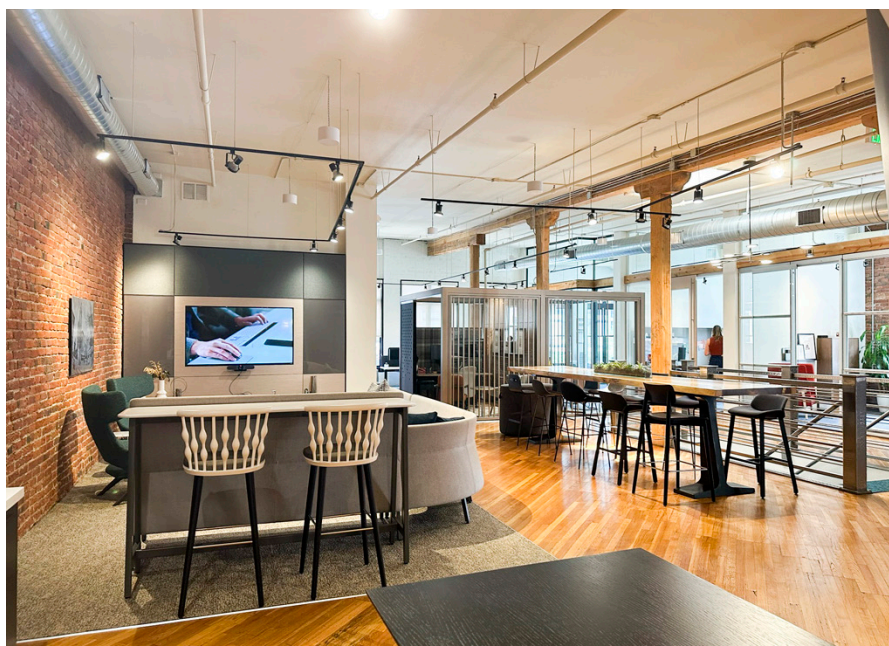
1st Floor Retail	3,000 SF
Office Suite	6,000 SF
Building Size	18,150 SF
Year Built	1888

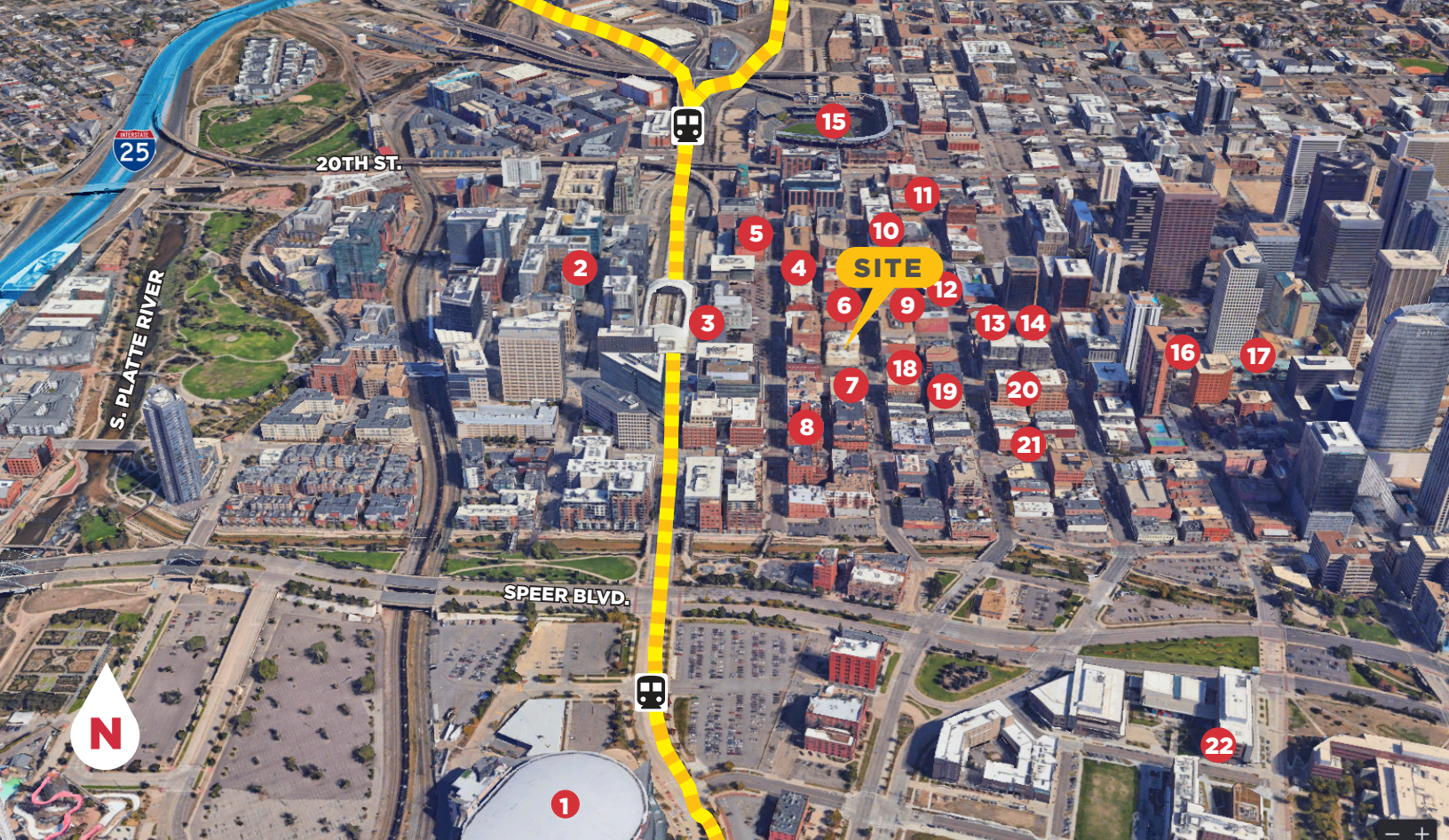
1st Floor Retail



2nd Floor Office







- | | |
|------------------------------|----------------------------------|
| 1 Ball Arena | 12 7-11 |
| 2 Whole Foods | 13 Milk Tea People |
| 3 Union Station | 14 Danner Boots |
| 4 Wynkoop Brewing | 15 Coors Field |
| 5 Rodizio Bar & Grill | 16 The Cheesecake Factory |
| 6 The Oxford Hotel | 17 16th Street Mall |
| 7 Illegal Pete's | 18 The Kitchen |
| 8 Upstairs Circus | 19 Cholon |
| 9 Rio Grande Mexican | 20 CAVA Mediterranean |
| 10 Dairy Block | 21 Hapa Sushi |
| 11 1Up Arcade | |

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WALKER'S
PARADISE

88
TRANSIT
SCORE