

**Private Financing | 20% Down**

**Tax Credits Available for Property Rehabilitation**



### INVESTMENT HIGHLIGHTS

- Located 200 feet from the gates of Coors Field.
- Set among prominent retailers, restaurants, museums, and other attractions and is a 10 minute walk to Union Station.
- Flexible B-8 zoning allows for a multitude of uses.
- High visibility on signal intersection with desirable traffic counts & foot traffic.
- The property is not listed on the National Historic Register, but it is landmarked on the Colorado state register as "Mattie Silks House" and includes a historic landmark Italian-style façade constructed in 1890.
- Located in a newly approved and funded General Improvement District (GID).

### PROPERTY DETAILS

ADDRESS	2009 Market Street Denver, CO 80205
PRICE	<b>\$1,800,000 (\$272.93/SF)</b>
BUILDING SF *	6,595 SF
LOT SIZE *	5,080 SF
ZONING	B-8, UO-1, UO-2
SUBMARKET	LoDo/Ballpark
BUILDING TYPE	Office
YEAR BUILT	1886
PROPERTY TAXES	\$37,395.78 (2025)

\*County Record

## ADDITIONAL BUILDING INFORMATION

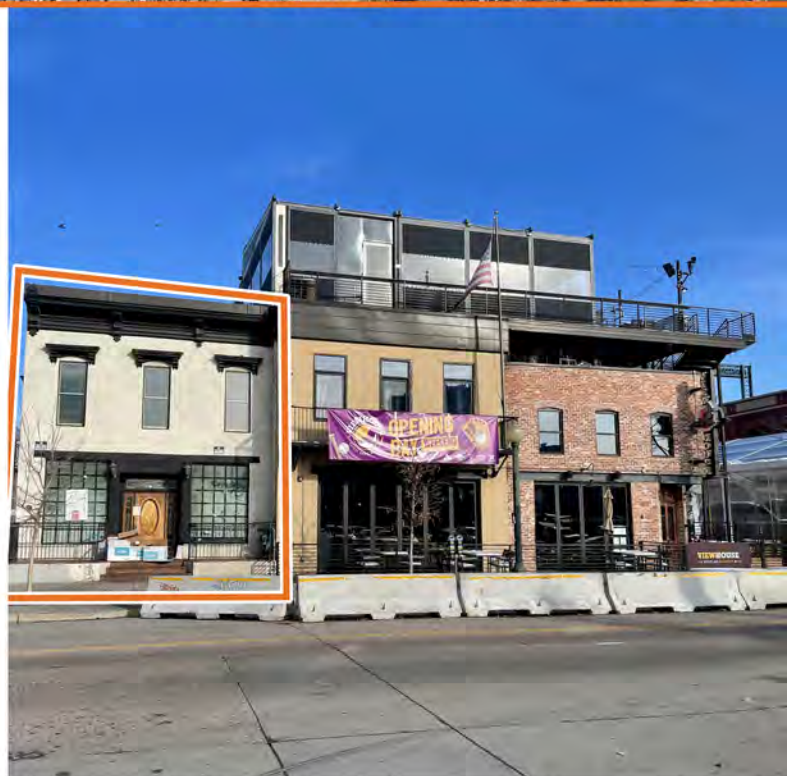
- Interior modernized in 1994
- **1st Floor Layout:** 2 large single/shared offices, 2 private offices, conference room
- **2nd Floor Layout:** 5 large single offices, community space, patio access, wet bar

## BALLPARK NEIGHBORHOOD



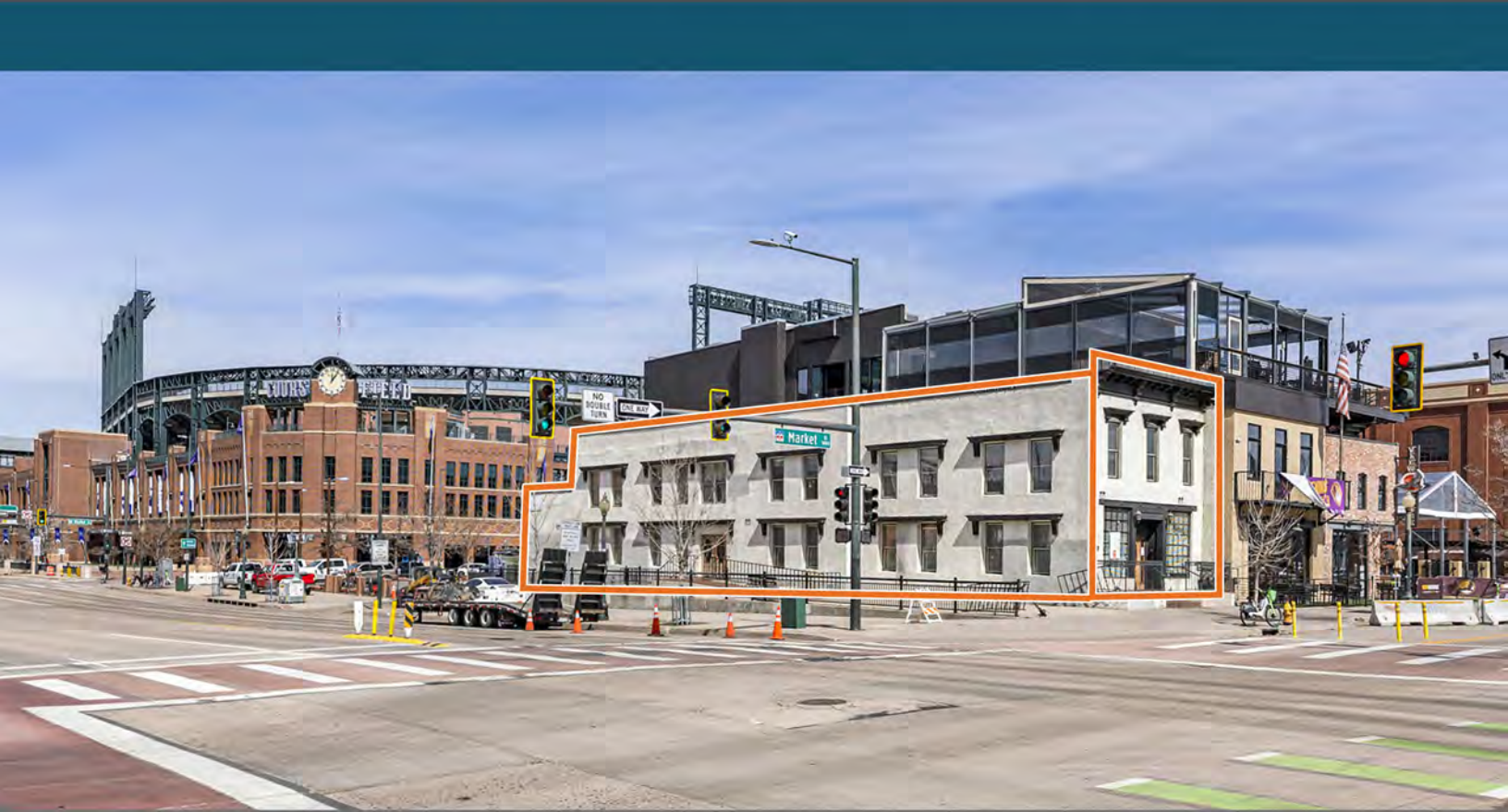
Denver's Ballpark District is a mixed-use area in a historically warehouse district with predominantly small businesses, low-rise apartment buildings, and parking lots. Coors Field is the cornerstone of the neighborhood to the northwest. The Arapahoe Square Zoning district allows for high-rise buildings and increased density. It is bordered by registered special districts including Sakura Square, Welton Street Corridor, Denver's Central Business District, Five Points Cultural, Curtis Park, RiNo Arts, LoDo, and Union Station Districts. In 2019, a General Improvement District (GID) formation study was launched and in November 2024, a majority of Ballpark District property and business owners voted to create the Ballpark GID and services began in January 2025.

Source:  
<https://www.ballparkcollective.com/the-district>



AREA MAP





## FOR MORE INFO CONTACT:

PATRICK HENRY  
Principal  
Pat@henrygroupe.com  
303.625.7444

BOSTON WEIR  
Principal  
Boston@henrygroupe.com  
303.327.9753

PARKER BEASLEY  
Broker Associate  
parker@henrygroupe.com  
720.633.5593

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.