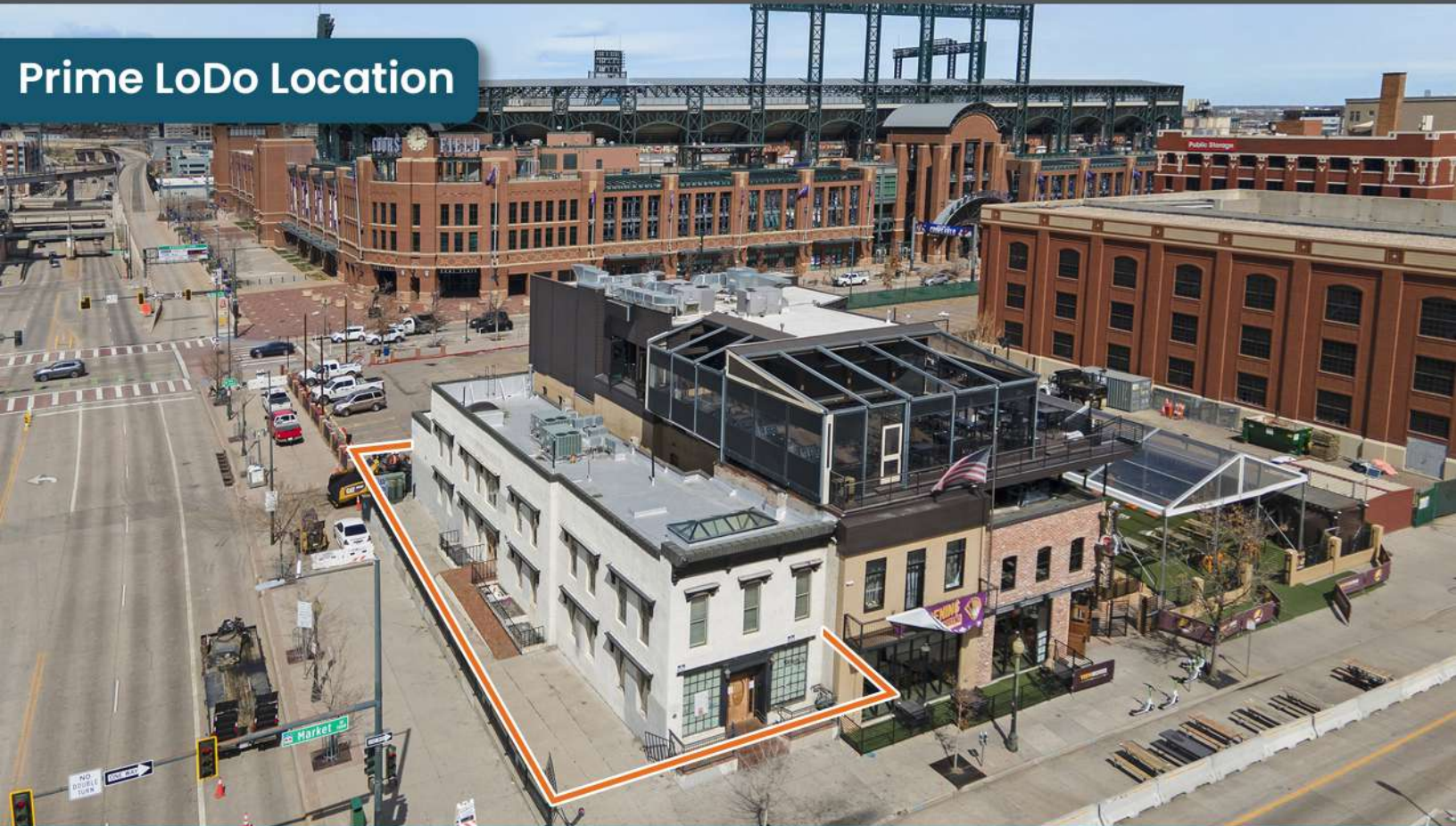


Prime LoDo Location



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.
- Over 271% increase in visits to the site year over last three years*.

* This data was generated using Placer.ai, which analyzes data from 30M+ mobile devices and is based on visitor activity in the area within 250 feet of the site. Updated March 2024.

PROPERTY DETAILS

ADDRESS	2009 Market Street Denver, CO 80205
PRICE	Contact Broker
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	\$39,472.17 (2023)

*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

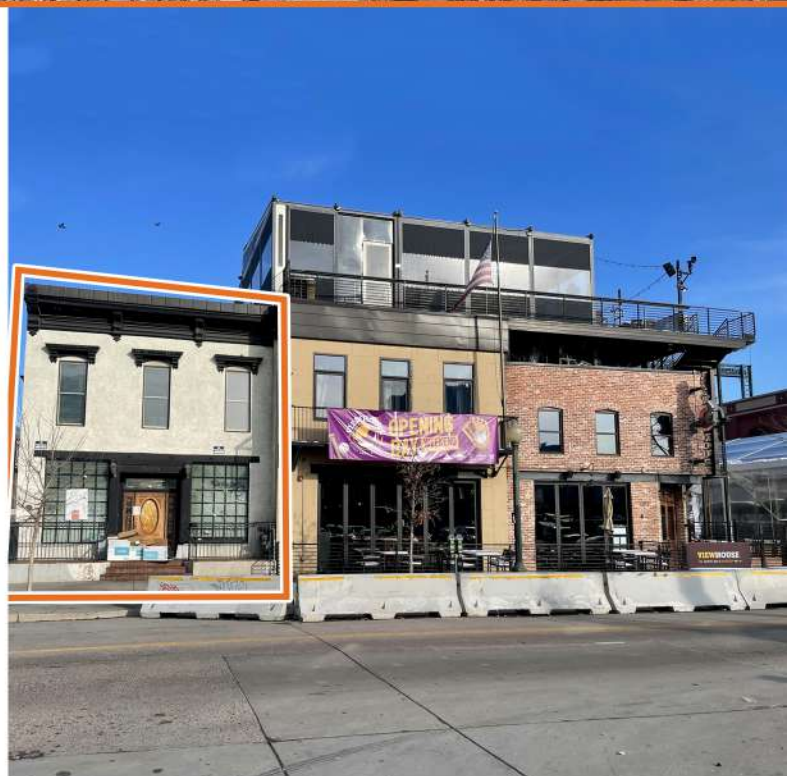
BALLPARK NEIGHBORHOOD



The Ballpark Neighborhood in Denver is a vibrant blend of the city's past, present, and future. It pays homage to its industrial roots while embracing contemporary entertainment options and harboring excitement for what lies ahead. In essence, it's a bustling urban haven for residents and visitors of the Mile High City.

Originally, the Ballpark area grew around the practical allure of the rail line and its status as an industrial hub. Today, Colorado Rockies baseball team calls it home playing their game at Coors Field.

The neighborhood has undergone revitalization, with a constant influx of new eateries, gathering spaces, and beloved local breweries and businesses. Whether it's nightlife, comedy clubs, or other entertainment options, Ballpark remains a hotspot regardless of the baseball schedule.



AREA MAP



 **COORS FIELD**

LODO NEIGHBORHOOD

 **UNION STATION**

 **BALL ARENA**

CENTRAL BUSINESS DISTRICT

 **COLORADO CONVENTION CENTER**

ECOLFAX AVE

BROADWAY

PARK AVE W

INTERSTATE 25

INTERSTATE 25

N



FOR MORE INFO CONTACT:

PATRICK HENRY
Principal
Pat@henrygroupre.com
303.625.7444

BOSTON WEIR
Principal
Boston@henrygroupre.com
303.327.9753

MONTANA RAE
Broker Associate
Montana@henrygroupre.com
970.618.6257

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.