

# Two Street Level Spaces for Lease | 891 Fourteenth Street Denver, Colorado 80202



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**Opportunity has opened for Lease in Downtown Denver's highly acclaimed Theatre District**

## Street Level Retail Spaces Now Available for Lease

### LEASING SUMMARY

**Available:** Office/Retail 1,249 sf

(former spa) Spa/Retail 329 sf

**Parking:** street & on-site

**Term:** 5 year minimum

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At the base of the distinctively recognized 42-story SPIRE luxury condominium complex in the bustling downtown Denver area are two available street-level spaces that have recently opened up for lease at 14th and Champa Streets. Located near the famous “blue bear” sculpture standing adjacent to the Convention Center, both these spaces are located within a high-density population area in Denver’s highly acclaimed Theatre District.

Besides on-street parking, customer-paid onsite parking is also available within the large multi-level SPIRE parking garage as a convenience for your customers. The SPIRE boasts 493 residences of luxury living, while many tens of thousands of people frequent the large array of venues offered in this location annually, not to mention the high-rise office buildings and surrounding apartment complexes which makes for a viable equation for a potential customer base. Please give us a call for further information.

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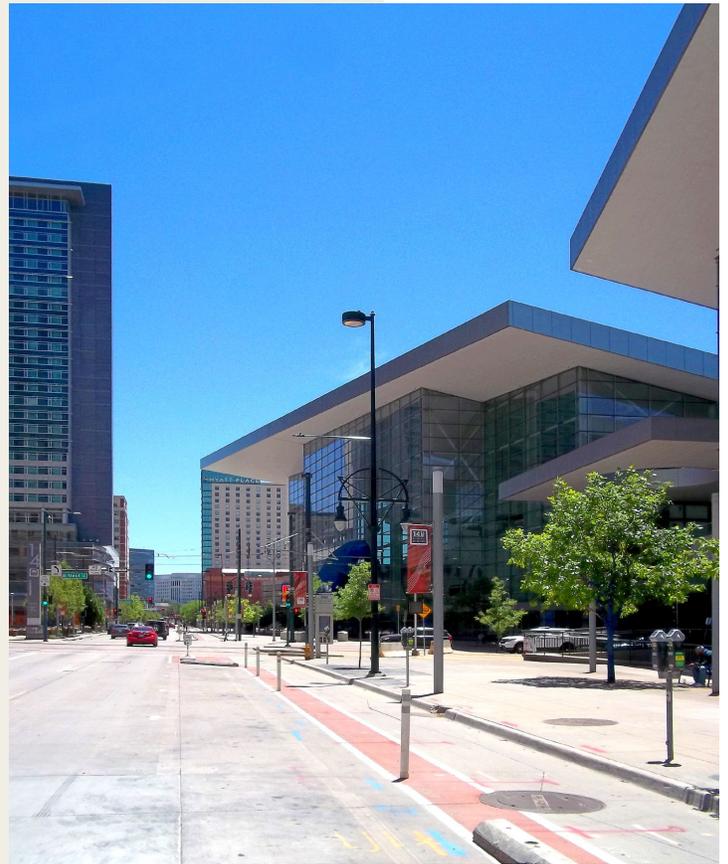
# 891 Fourteenth Street | in Denver's Theatre District

Denver, Colorado 80202 | 329 sf and 1,249 sf Retail Spaces Now Available for Lease in the SPIRE building



## PROPERTY & AREA HIGHLIGHTS

- Located in popular Theatre District, downtown Denver ◀
- 493 residences in luxury-living 42-story SPIRE community ◀
- Parking on premises in the SPIRE parking lot ◀
- High visibility from 14th Avenue ◀
- Great demographics of downtown populations ◀
- Bus and Rail conveniently closeby ◀
- Only 25 miles from DIA ◀
- Competitive rates ◀
- Convention Center across the street ◀



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891 SPIRE, high-rise condominium community

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*Please don't hesitate to give us a call for more information and to arrange for a showing of these street level spaces within the Theater District*