

1645-1655

N. GRANT STREET

DENVER, COLORADO 80203

FOR SALE OR LEASE

17,160 SF Office Building
in Heart of Uptown Neighborhood

SUITE 1645



SUITE 1655



FOR SALE: \$4,200,000

(Seller Financing Available - 4.5% Annual Interest)

FOR LEASE: \$20.00/SF Full Service Gross

(For a 5-year lease, year 1 to be \$10.00/SF FSG)

LEASE AVAILABILITY

SUITE 1645 - 9,214 SF (Immediate)

SUITE 1655 - 7,946 SF (Immediate)

(Suites can be combined for up to 17,160 SF)



Solomon Stark

303 888 0002

sstark@shamesmakovsky.com

Sandy Feld

303 829 5000

sfeld@shamesmakovsky.com

NAL Shames Makovsky

Property Facts:

| | |
|----------------|-------------------|
| Building Size | 17,160 SF |
| Lot Size | 13,340 SF |
| Zoning | C-MX-12 |
| Built/Reno | 1951/2017 |
| Property Taxes | \$86,178.12 |
| Secure Parking | 18 Covered Spaces |

FOR SALE: \$4,200,000

(Seller Financing Available - 4.5% Annual Interest)

FOR LEASE: \$20.00/SF Full Service Gross

(For a 5-year lease, year 1 to be \$10.00/SF FSG)

LEASE AVAILABILITY

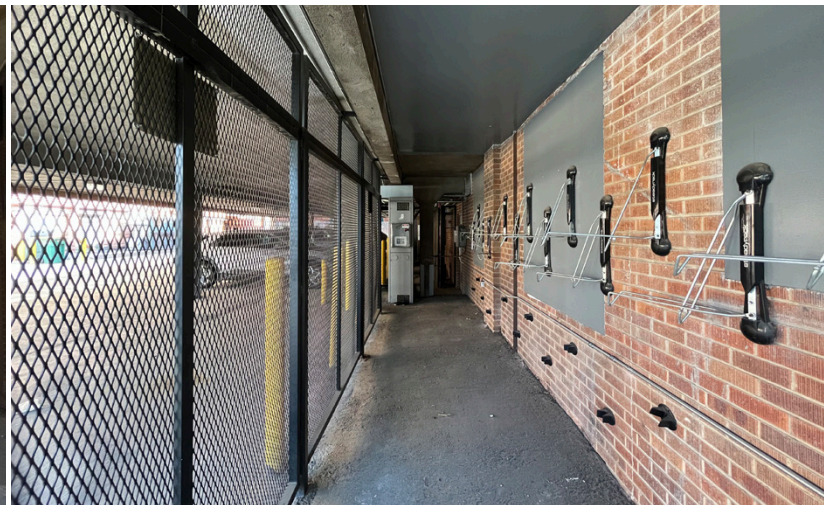
SUITE 1645 - 9,214 SF (Immediate)

SUITE 1655 - 7,946 SF (Immediate)

(Suites can be combined for up to 17,160 SF)



Secured/Covered Parking



Secured Bike Storage

AVAILABLE FOR SALE OR LEASE: Nestled in the heart of Denver's vibrant Uptown neighborhood, 1645-1655 N. Grant Street offers 17,160 SF of high-quality office space available for sale or lease. The property is **currently configured** into **two suites** that can be **leased individually** or **combined**, offering flexibility for **tenants, owner-users**, or **investors** seeking a value-add opportunity in one of Denver's most desirable urban districts.

Suite 1655 is available **fully furnished**, providing a turnkey option for immediate occupancy. The building also features **newer HVAC systems, ADA compliance, secured covered parking with 18 tandem spaces, secured bike storage, fiber optic connectivity, and janitorial services 5 days per week** - rare amenities in this central location. In addition, a **cell tower lease** generates supplemental income, enhancing the property's investment profile.

Whether you're looking to occupy the entire building, lease a portion for supplemental income, or reposition the asset for long-term growth, 1645-1655 N. Grant Street delivers optional strategies for various users.

Surrounded by a dense mix of restaurants, retail businesses, hotels, and multifamily housing (as well as state, county and city government offices), the property benefits from unbeatable walkability and lifestyle appeal. It is also in close proximity to an abundance of public parking and transportation. Immediate access to major thoroughfares including Colfax, Broadway, Speer Boulevard, and I-25 places Downtown, Capitol Hill, and the Central Business District within minutes.

Reach out today to schedule a tour or request more information **(303-565-3032)**

1645



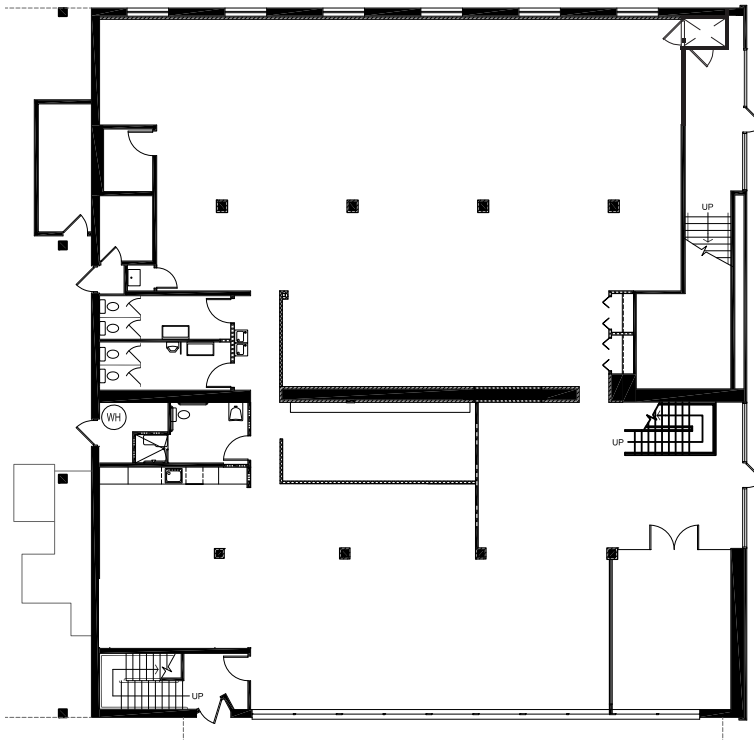
1645



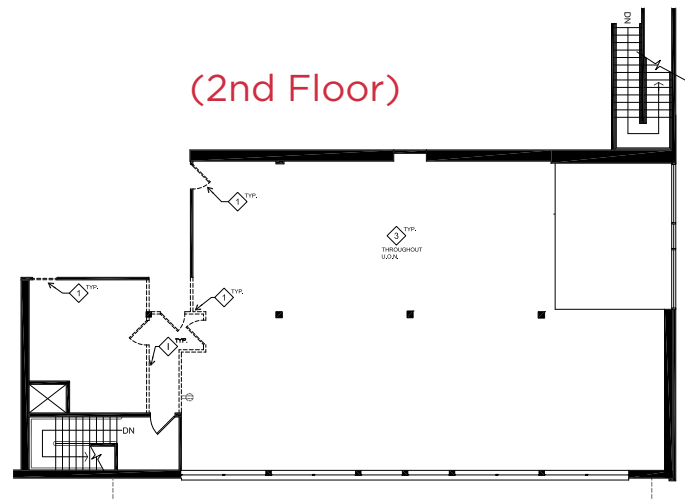
1645



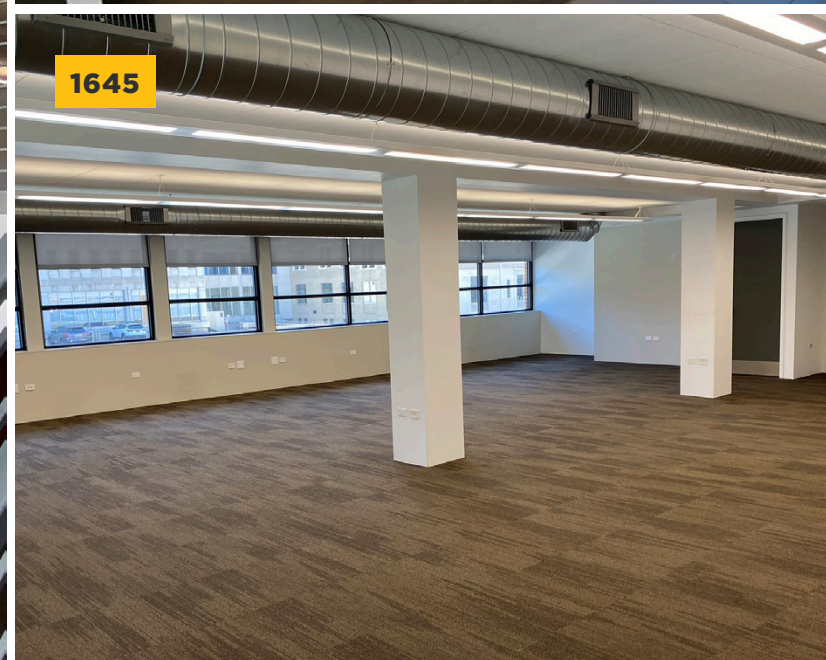
1645 Floorplans



(1st Floor)

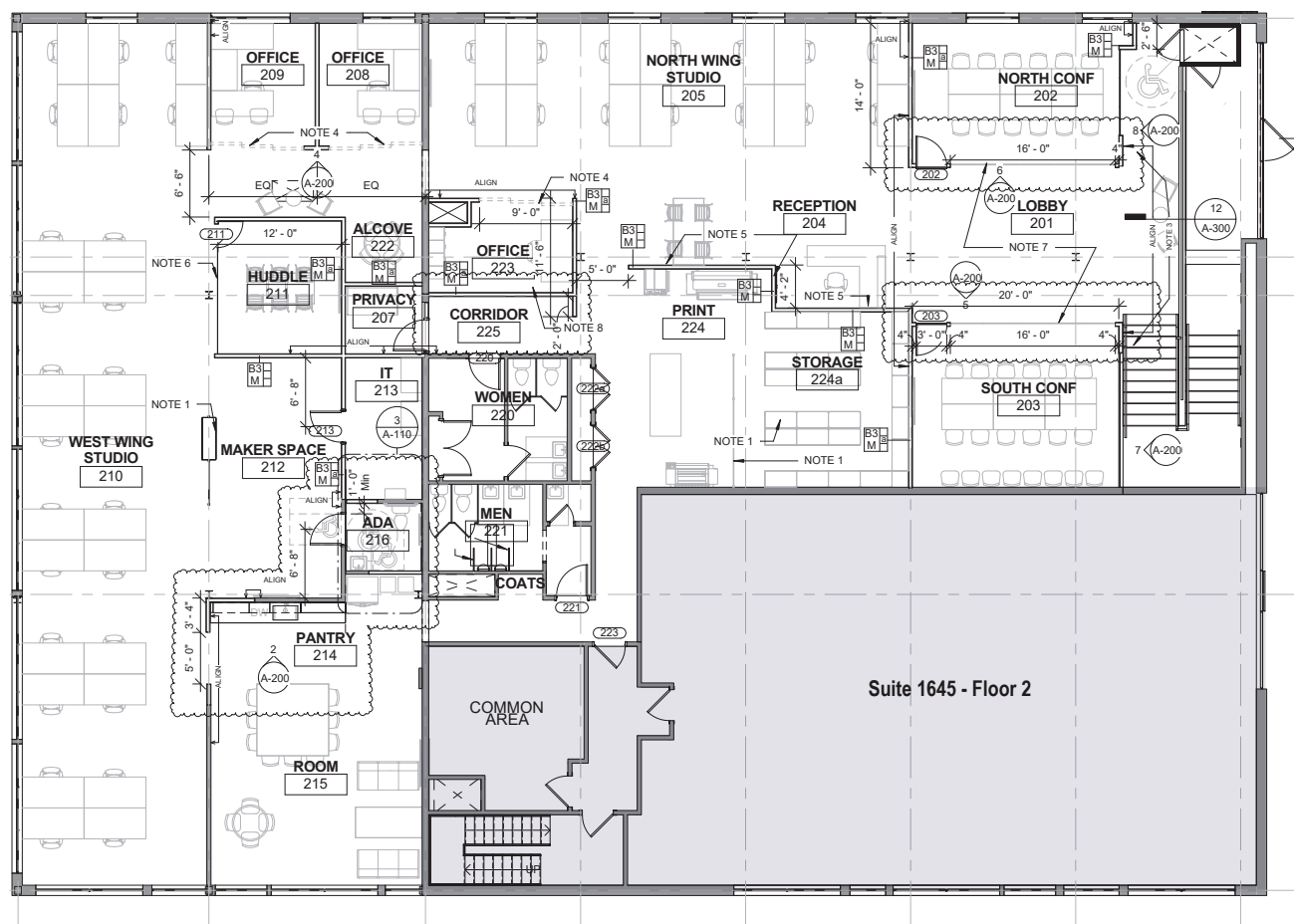


(2nd Floor)





1655 Floorplan (2nd Floor)



1655



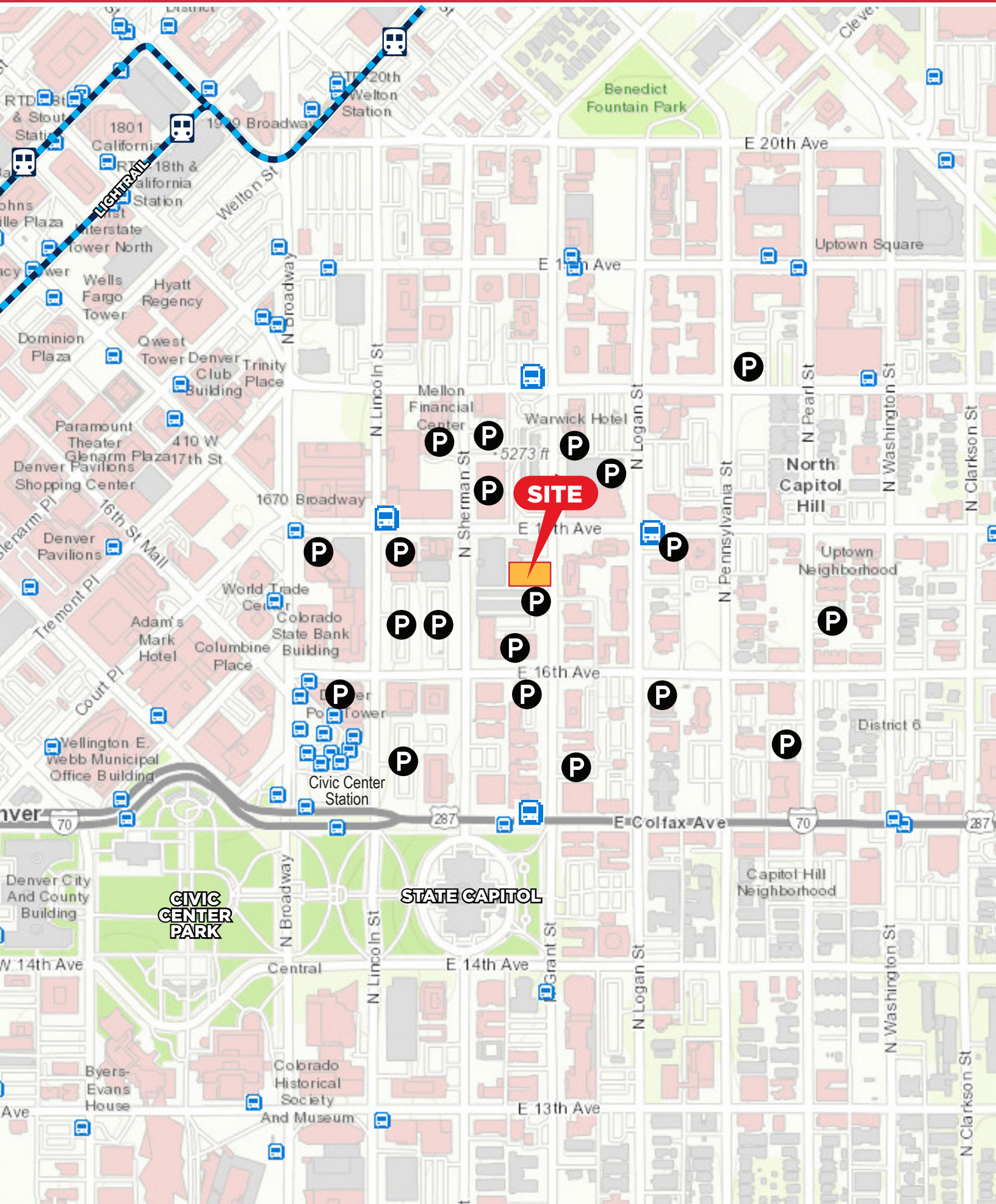
1655



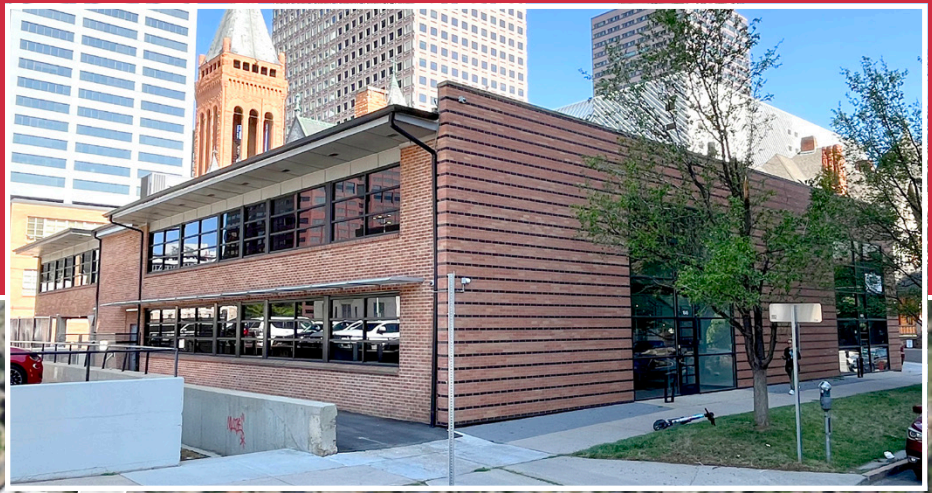
1655



PUBLIC TRANSPORTATION & PARKING



1645-1655
N. GRANT STREET



Solomon Stark
303 888 0002
sstark@shamesmakovsky.com

Sandy Feld
303 829 5000
sfeld@shamesmakovsky.com

NAI Shames Makovsky