

**AUTO FACILITY  
FOR LEASE**



# 1112-1122 Speer Blvd.

Denver, CO 80204

## Property Highlights

- **2,988 SF highly functional auto shop** with versatile open layout
- **Six (6) 10' drive-in doors arranged as three (3) drive-thru bays** - ideal for efficient workflow and easy vehicle circulation
- **Ample on-site parking** ideal for customers, storage, or small fleet needs
- **Prime Speer Blvd visibility** with massive daily traffic and easy access
- Space can remain **turnkey automotive** or be **reimagined for retail, showroom, or service-oriented uses**
- Minutes from Downtown, Cherry Creek, and major commuter routes
- Hard-to-find **central Denver location** with flexible zoning and strong demographics
- Tours by Appointment Only – **Do Not Disturb Tenant**

**Lease Rate : \$29.00/SF NNN**



## Property Facts

Available	May 1, 2026
Building Size	2,988 SF
Lot Size	9,178 SF
Drive In Doors	Six (6) 8 x 10'
Zoning	D-GT
NNN Estimate	\$16.68/SF



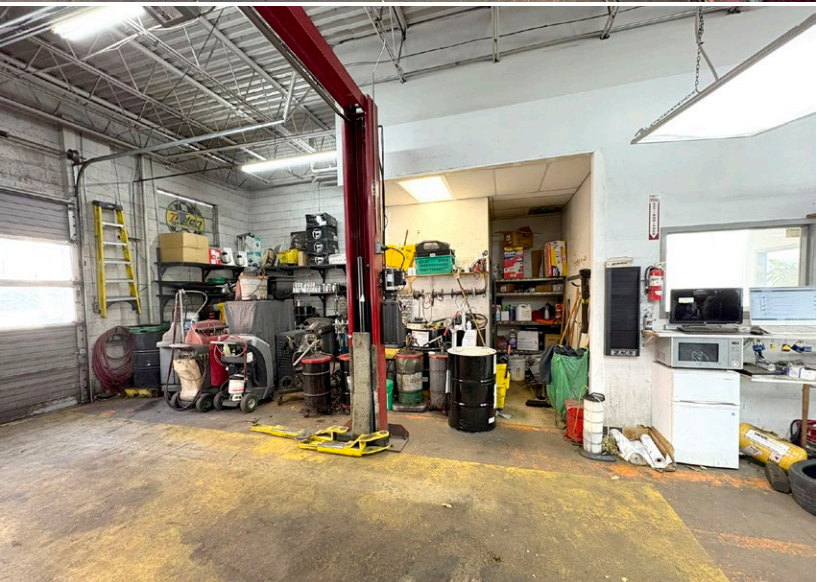
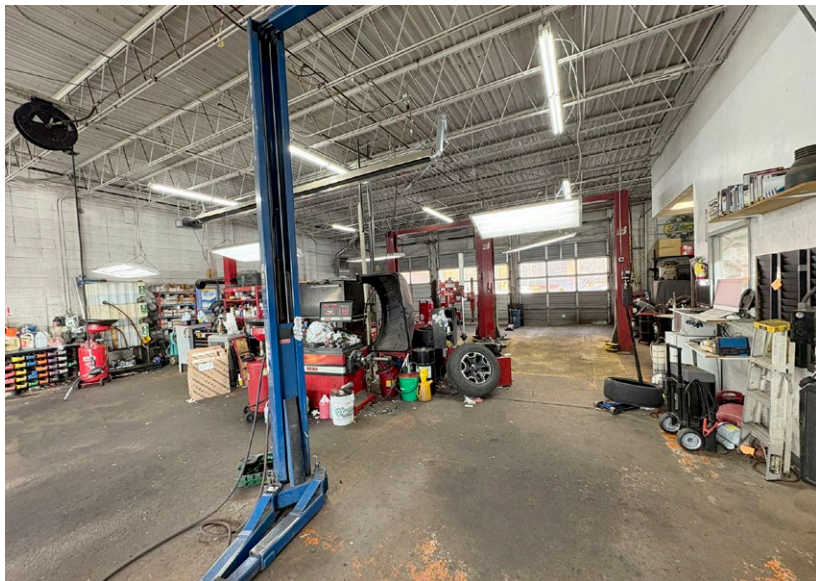
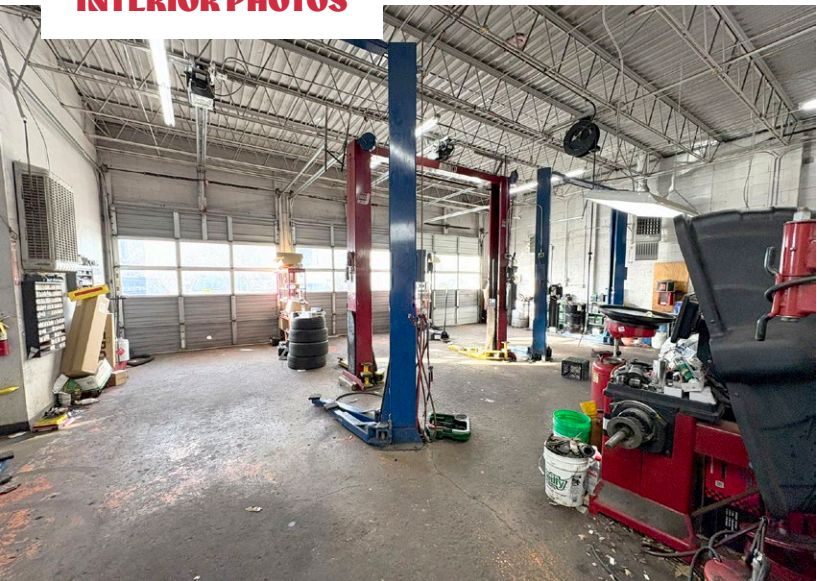
PHOTOS







## INTERIOR PHOTOS





## AREA MAP

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## DOWNTOWN DENVER

UPTOWN

COLORADO  
CONVENTION  
CENTER

POPULUS  
PASQUE STELLAR JAY

CIVIC CENTER PARK

STATE  
CAPITOL

COLFAX AVE.

KING  
Scoopers

GOLDEN  
TRIANGLE

PINTS PUB

PONTI

DENVER PUBLIC  
LIBRARY

corepower  
YOGA

PROPERTY

Dulce Vida

Levan  
BELL & CO

DENVER ART MUSEUM

HISTORY  
COLORADO

CUBA CUBA

KIRKLAND  
MUSEUM

CLYFFORD  
STILL MUSEUM

Mantra Cafe

STONE'S  
PUB & GRILL

METROPOLIS  
COFFEE

BEER GARDEN  
SCHOOLYARD

WORTH'S  
TACOS

FLOYD'S  
BARBERSHOP

CAPITOL  
HILL

SUNKEN  
GARDENS  
PARK

8TH AVE.

SPEER BLVD.

BROADWAY

LINCOLN

the FAINCING  
GOAT pub

evo

difranco's

Cadillac

DENVER HEALTH  
est. 1860

Vesper Lounge

GOVERNOR'S  
PARK

Mizuna

LUCA

TRADER  
JOE'S

6TH AVE.

CHERRY CREEK TRAIL

MASALA  
Gara  
BURGER

Little India  
RESTAURANT & BAR

1112-1122 N. Speer

50+ Restaurants  
within 10-minute walk

4 Major Museums  
within 10-minute walk

3 Independent Cinemas  
within 15-minute walk

Jersey Mike's  
SUBS

EASTMAN BROS  
BAGELS

CHIPOTLE

H.R. MEININGER  
ART MATERIAL

THE WIZARD'S  
CHEST

SUBWAY

DAE GEE

DUNKIN'  
DONUTS

BAERE BREWING CO

BAKER

7  
ELEVEN