

MAIN FLOOR RETAIL

3,000 SF



1617 Wazee Street

Denver, CO 80202

Property Overview

- Beautiful exposed brick/timber on 1st floor
- Nice natural light and high ceilings
- Perfect for any type of retailer, or office user
- Near 16th street mall, LODO, ballpark
- Basement space, great fit for gym user, storage

Lease Rate: \$30.00/SF NNN



Property Facts

1st Floor	3,000 SF
Building Size	18,150 SF
Year Built	1888

**Shames
Makovsky**

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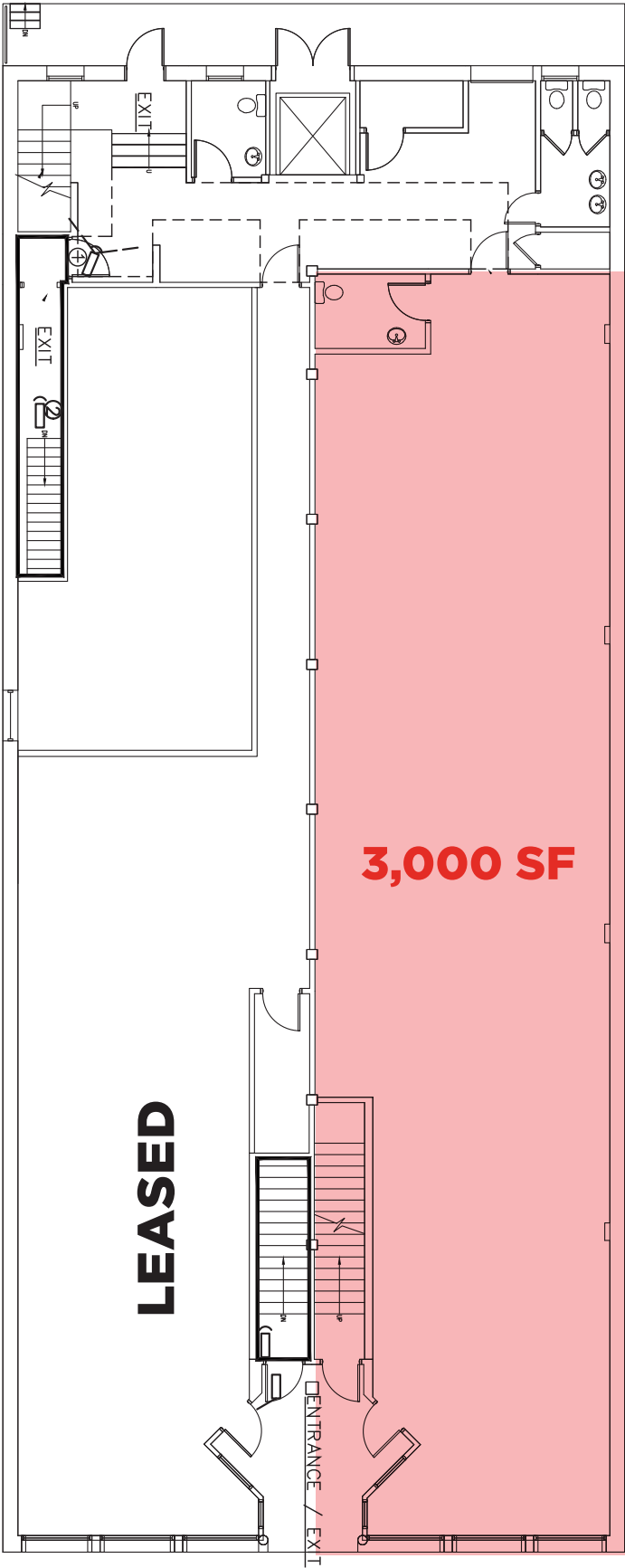
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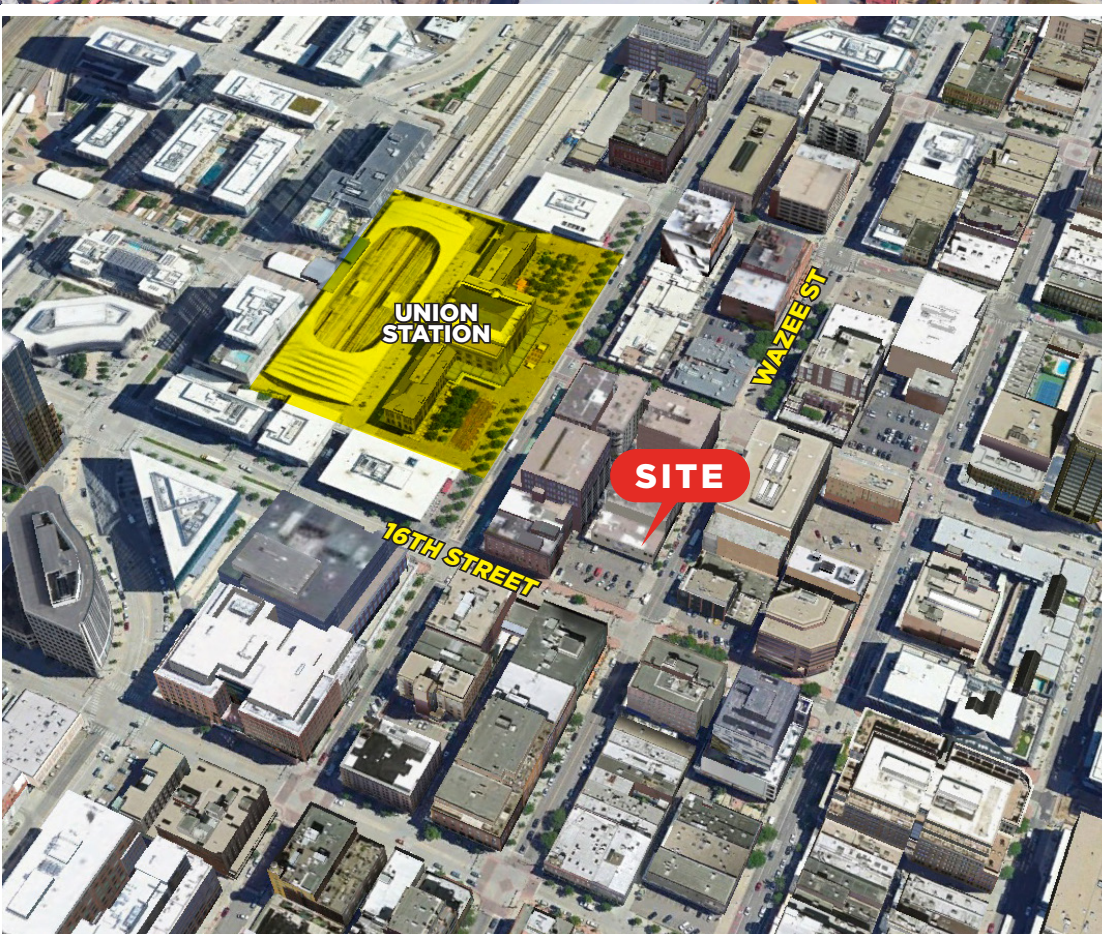
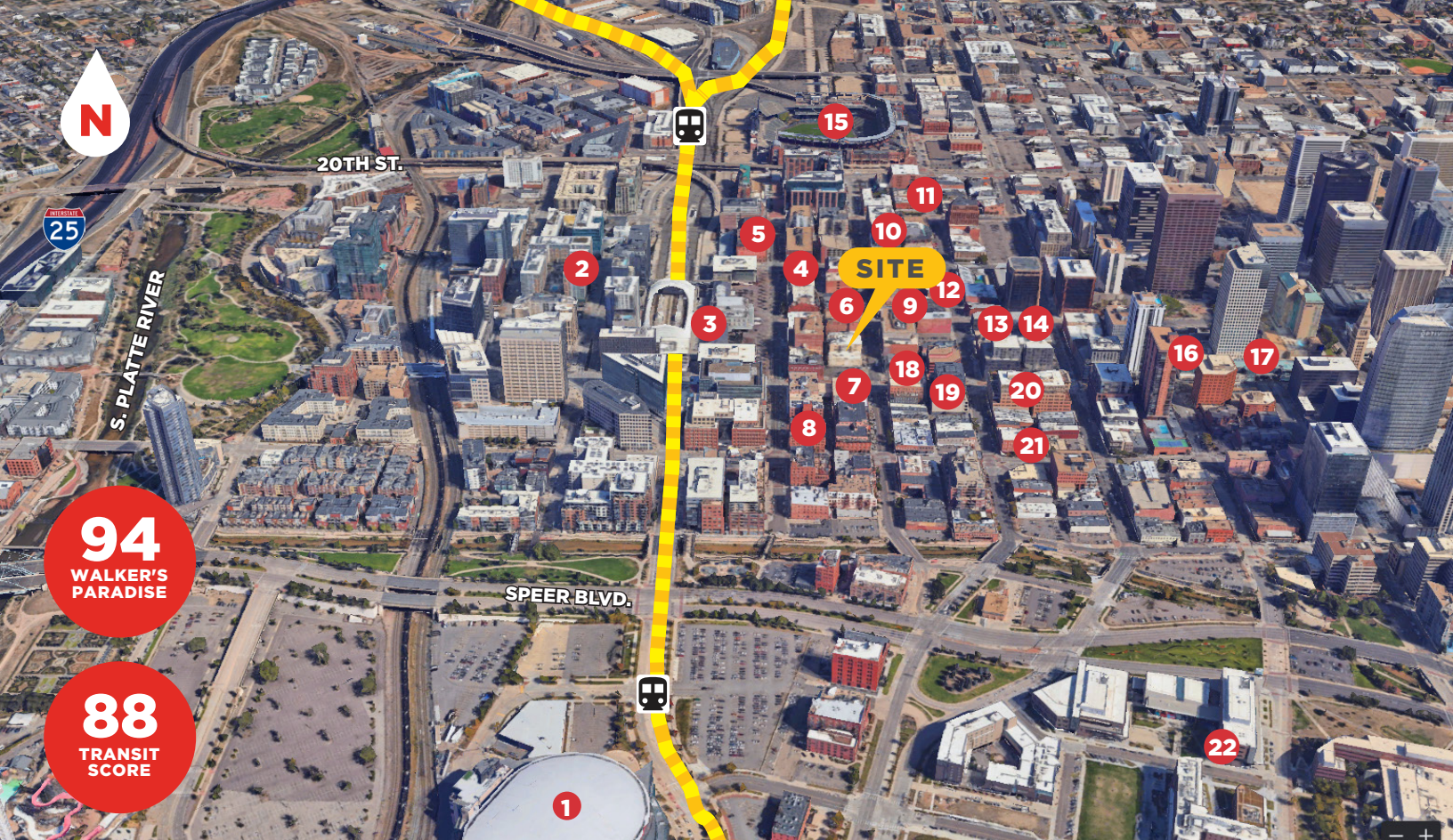
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1st Floor







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- 1 Ball Arena
 - 2 Whole Foods
 - 3 Union Station
 - 4 Wynkoop Brewing
 - 5 Rodizio Bar & Grill
 - 6 The Oxford Hotel
 - 7 Illegal Pete's
 - 8 Upstairs Circus
 - 9 Rio Grande Mexican
 - 10 Dairy Block
 - 11 1Up Arcade
 - 12 7-11
 - 13 Milk Tea People
 - 14 Danner Boots
 - 15 Coors Field
 - 16 The Cheesecake Factory
 - 17 16th Street Mall
 - 18 The Kitchen
 - 19 Cholon
 - 20 CAVA Mediterranean
 - 21 Hapa Sushi