

A Place to Call Your Home*

*Building signage available

FOR LEASE

11,190-34,451 SF



Downtown Office in Historic Building

1575 Welton St. (16th & Welton)
Denver, CO 80202

Property Features

- Open, bright space with ample natural light
- Plug n' Play, furnished and furniture available
- Walker's Paradise (98) - Countless restaurants, hotels, retail options, etc. within blocks
- Located on vibrant, redeveloped 16th Street
- Building signage available for 2 floor tenant
- Close to light rail
- Surrounding parking nearby:
 - Hyatt Convention Center: \$9/day
 - Denver Pavilions: \$225/space/month
 - Parking in Adjacent Lot: \$10/day

TAKE VIRTUAL TOUR!



Building RSF

59,806

2nd Floor: 11,190 RSF
3rd/4th Floors: 23,261 RSF

Available
SF

3rd & 4th floors to be leased together
3rd Floor: 11,980 RSF
4th Floor: 11,281 RSF

All floors: 34,451 SF

Built /
Renovated

1923 / 2008

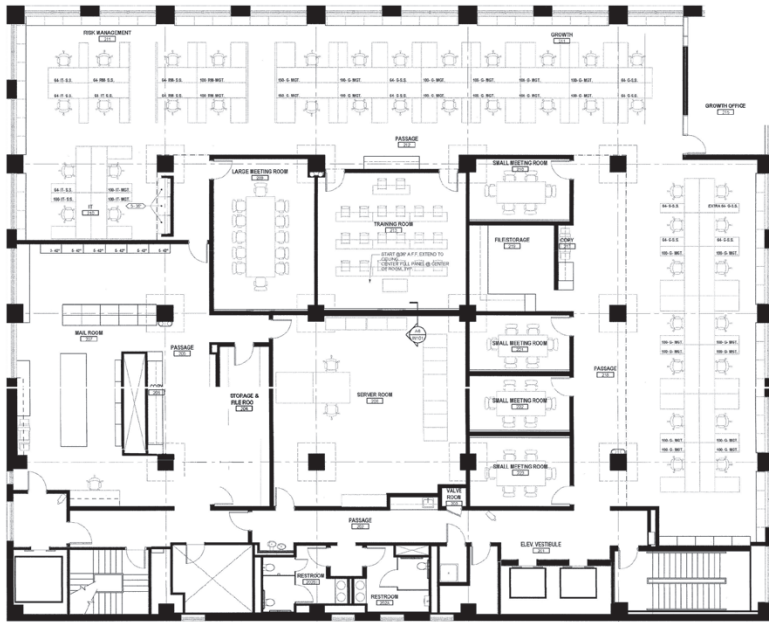
Lease Rate : \$40.00/SF Modified Gross
(Excludes janitorial and utilities)

ShamesMakovsky



TAKE VIRTUAL TOUR!

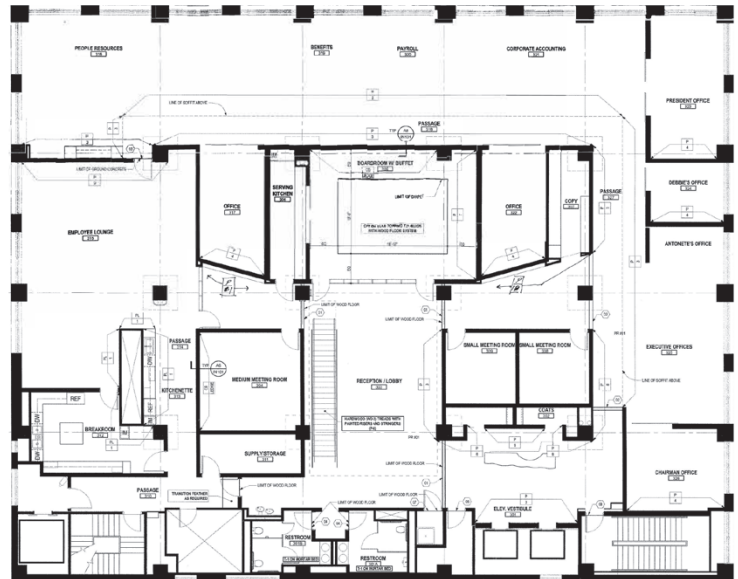




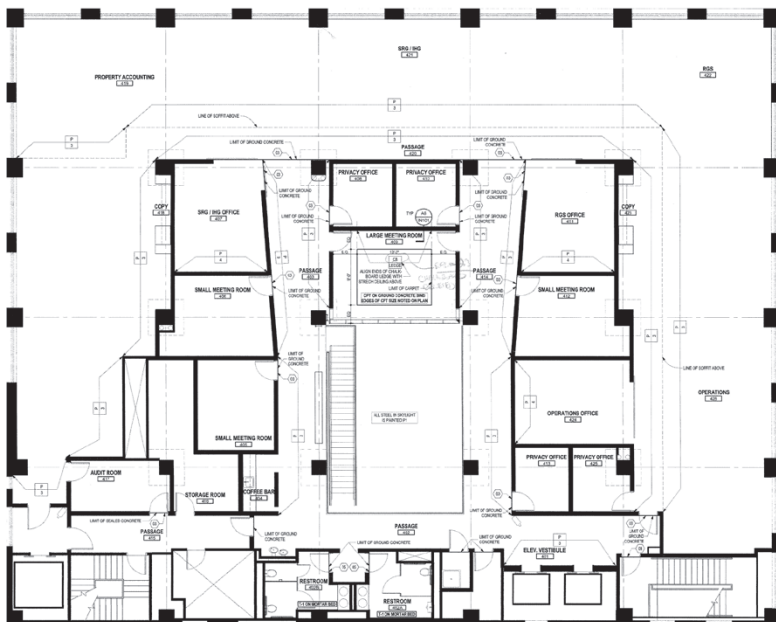
2nd Floor
11,190 RSF

**3rd & 4th floors will be combined
to form 23,261 SF unit**

**(2nd Floor can also be added to
create a 34,451 SF unit)**



3rd Floor
11,980 RSF



4th Floor
11,281 RSF

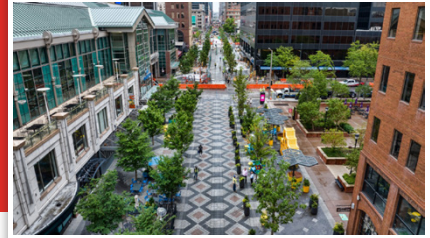
1575 Welton St.

Denver, CO 80202

Walker's Paradise : 98/100 Excellent Transit : 84/100



16th Street Revitalization



16th Street Revitalization - VIEW PROJECT HERE



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The recently completed 16th Street Project has revitalized 16th Street from Market Street to Broadway. The new corridor features elements designed to make 16th Street a desirable, engaging destination for all. Site furnishings, play features and moments of joy have been distributed all along 16th Street in relationship to activity areas and adjacent land uses.