

1062 & 1058 Delaware

Denver, CO 80205

4 PARCEL PROPERTY IN GOLDEN TRIANGLE

TOTAL BUILDING SIZE

36,934 SF

1062 DELAWARE

30,114 SF

1058 DELAWARE

6,820 SF

TOTAL PARKING LOT SIZE

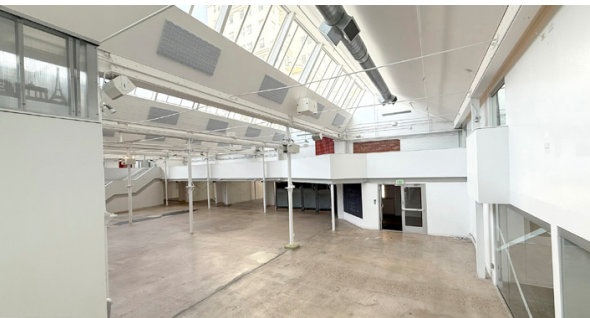
10,000 SF

1045 CHEROKEE

5,000 SF

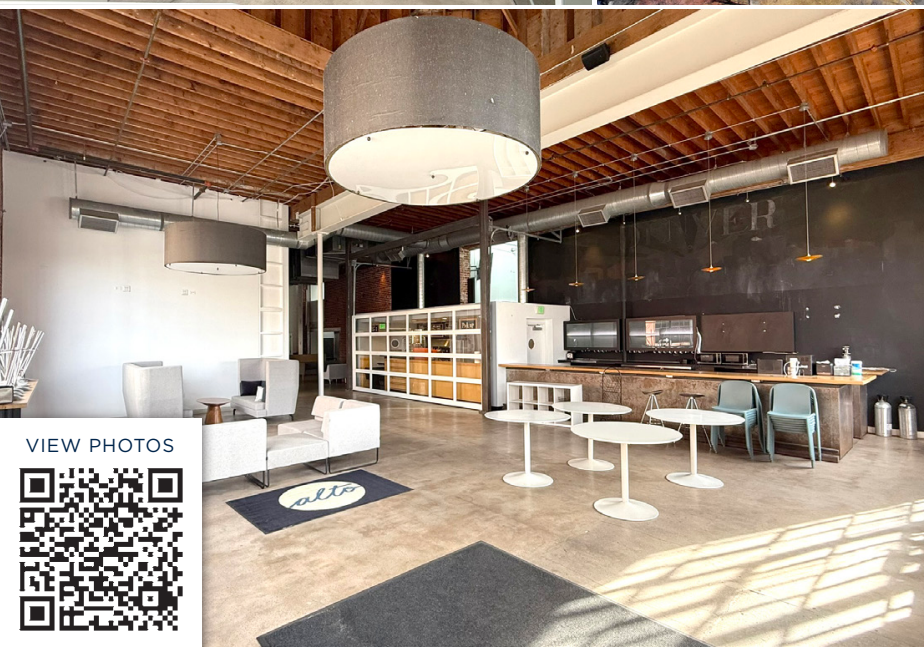
1049 CHEROKEE

5,000 SF



**FOR
LEASE**

**HIGH TRAFFIC AND VISIBILITY ON SPEER BOULEVARD
WITH ABUNDANT, DEDICATED, ON-SITE PARKING**



FOR LEASE: \$25.00/SF NNN

FOR SALE: CONTACT BROKER

**Shames
Makovsky**

Dorit Fischer

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Hayden Hirschfeld

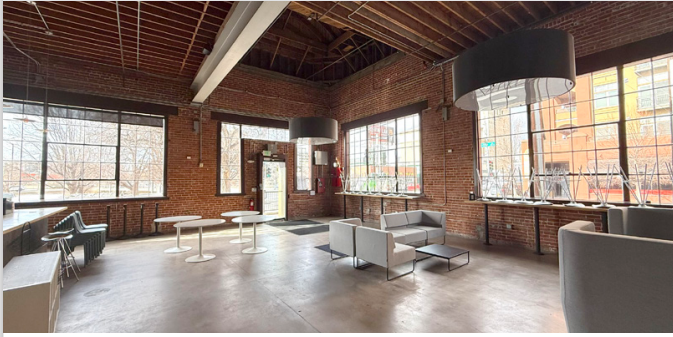
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VIEW PHOTOS

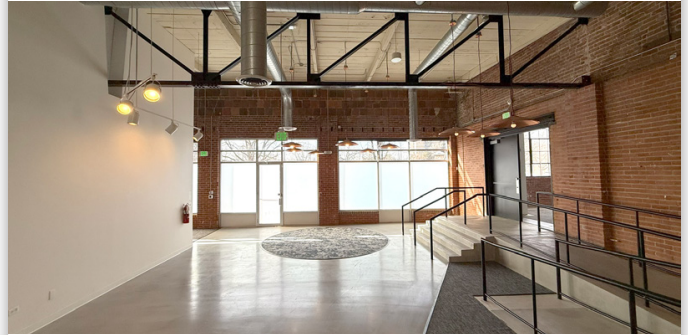
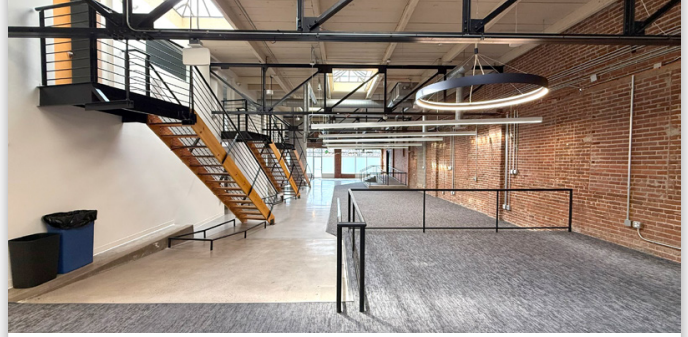


1 1062 Delaware St.



- Building Size: 30,114 SF
- Lot Size: 37,897 SF
- Built / Reno: 1929 / 1998

2 1058 Delaware St.



- Building Size: 6,820 SF
- Lot Size: 6,970 SF
- Built / Reno: 1929 / 1990

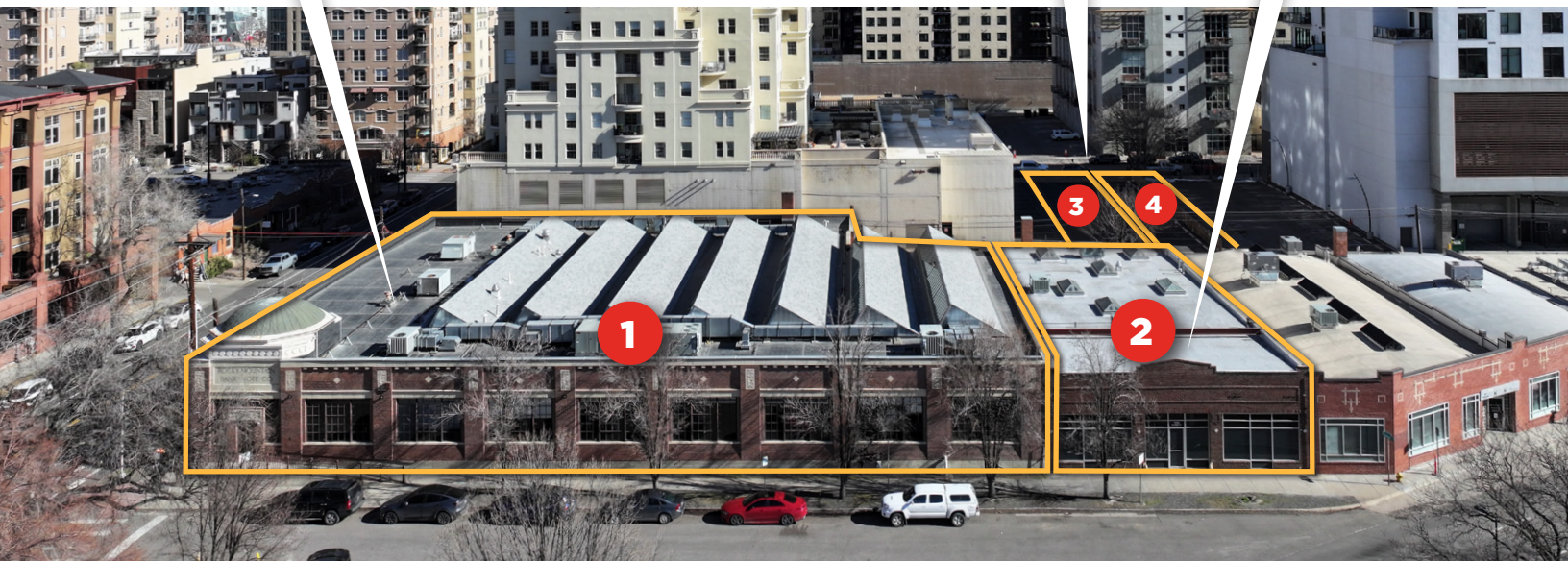


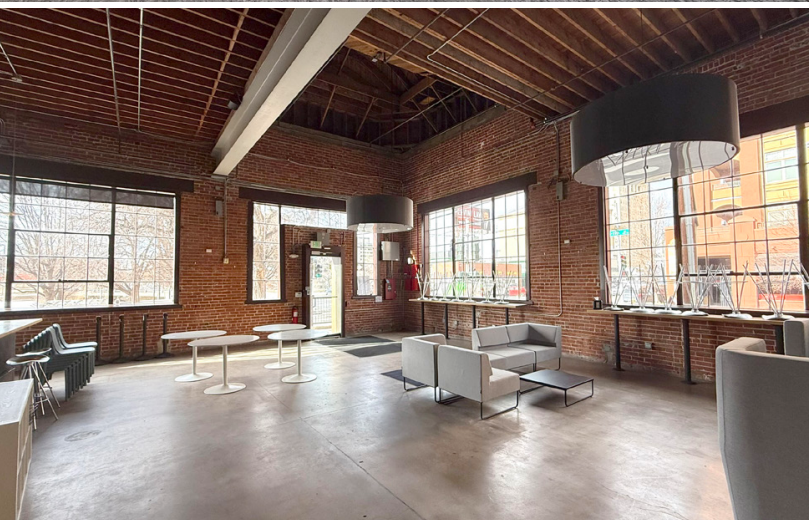
3 1045 Cherokee St.

- Lot Size: 5,000 SF

4 1049 Cherokee St.

- Lot Size: 5,000 SF







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&
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DOWNTOWN DENVER

COLORADO
CONVENTION
CENTER

POPULUS

PASQUE STELLAR JAY

CIVIC CENTER PARK

STATE
CAPITOL

COLFAX AVE.

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**GOLDEN
TRIANGLE**

PINTS PUB

PONTI

DENVER PUBLIC
LIBRARY

corepower
YOGA

Dulce Vida

Levan
DELI & CO

DENVER
ART MUSEUM

HISTORY
COLORADO

CUBA CUBA

KIRKLAND
MUSEUM

CLYFFORD
STILL
MUSEUM

Mantra Cafe

STONEYS

METROPOLIS
COFFEE

BEER GARDEN
SCHOOLYARD

MORCHIS
TACOS

FLOYD'S
BARBERSHOP

**CAPITOL
HILL**

PROPERTY

SUNKEN
GARDENS
PARK

8TH AVE.

SPEER BLVD.

BROADWAY

LINCOLN

the FANCING
GOAT
pub

evo

difranco's

GOVERNOR'S
PARK

Vesper Lounge

Mizuna

LUCA

TRADER
JOE'S

DENVER HEALTH
est. 1860

Cadillac

11th & Delaware

50+ Restaurants
within 10-minute walk

4 Major Museums
within 10-minute walk

3 Independent Cinemas
within 15-minute walk

6TH AVE.

Jersey Mike's

EINSTEIN BEES
BAGELS

CHIPOTLE

MASALA
Gara
BURGER

Little India
RESTAURANT & BAR

H.R. MEININGER
ART MATERIAL

THE WIZARD'S
CHEST

SUBWAY

DAE GEE

BAKER

7
ELEVEN

DUNKIN'
DONUTS

BARE BREWING CO

VIEW PHOTOS HERE

