

1201 | **E COLFAX AVE**
DENVER, CO 80218

\$15.00 – 18.00 SF/YR (NNN)
LEASE RATE



MOVE-IN INCENTIVES

FREE PARKING, RENT ABATEMENT & TI PACKAGE



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	1201 E Colfax Ave
City, State, Zip	Denver, CO 80218
Building Name	Bourbon Square
Lease Availability:	Suite 202: 2,568 SF Suite 301 A: ± 711 SF Suite 301 B: ± 1,987 SF Suite 301 C: ± 2,527 SF Total Space Available: 7,793 SF
NNN's	~\$9.91/SF
Parking	59+ Spaces
Year Built	1905
Zoning	MS-5, DO-8
Parking Ratio	3.0 / 1,000 SF

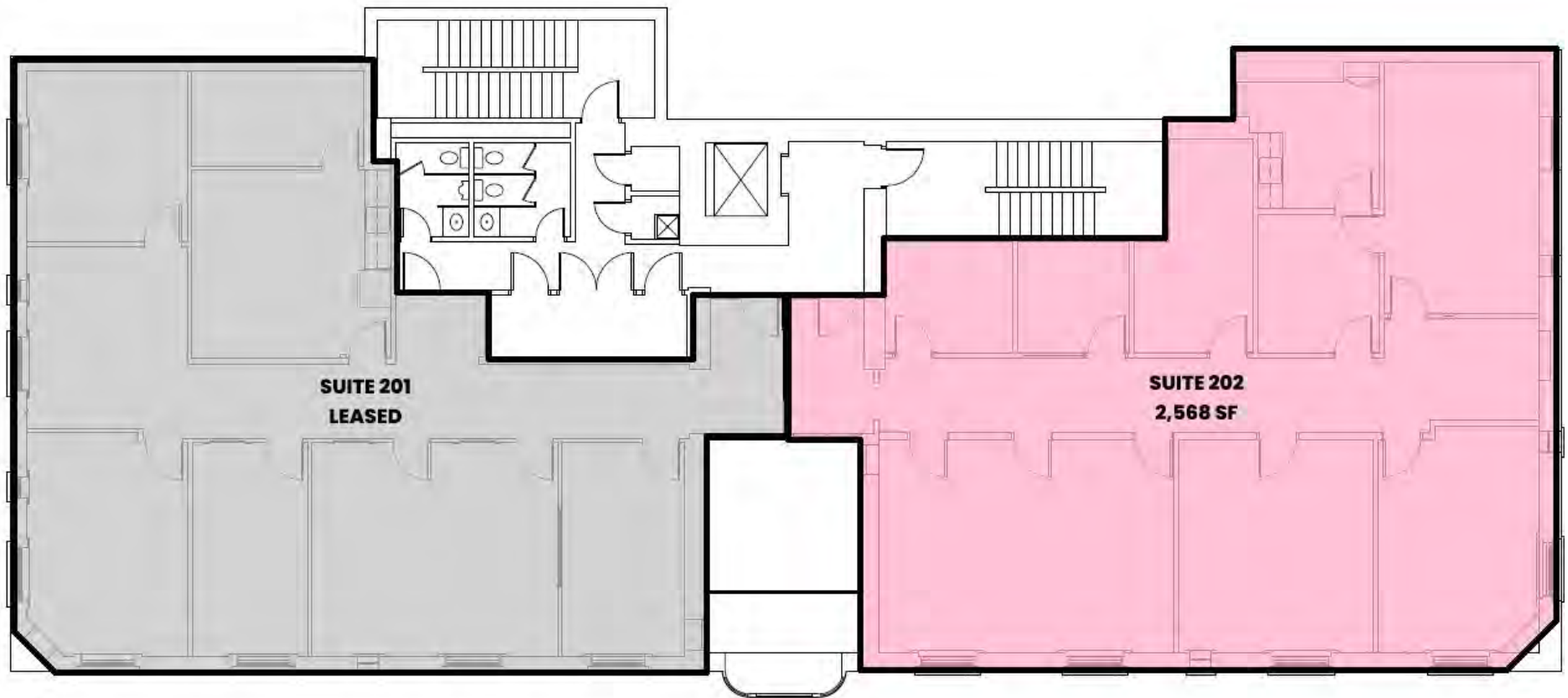


Bourbon Square is a 28,437 SF office property located along Colfax Avenue, the longest commercial corridor in the U.S. With over 120 years of history and visits from icons like Elvis Presley and Clint Eastwood, the site blends character with prime retail potential. Featuring a mix of storefronts, restaurants, and boutique office space, it offers strong visibility, steady foot traffic, and flexible C-MS-5 zoning with a DO-8 overlay for future expansion. Its central location, historic charm, and surrounding amenities make it an ideal opportunity for retailers seeking a presence in one of Denver's most active urban corridors.



- Opportunity to be part of historic East Colfax
- Abundant on-site free parking
- Flexible lease terms & Ground floor fully leased
- 554 new apartment units under construction directly south
- Strong visibility along one of Denver's most active corridors and Walkable urban location near restaurants, retail, and entertainment
- Central Denver location with quick access to Downtown, Capitol Hill, and Uptown
- Surrounded by restaurants, entertainment, multifamily, and neighborhood retail
- Common area and restroom improvements are underway, with new in-suite carpet and paint available to tenants.

SECOND FLOOR



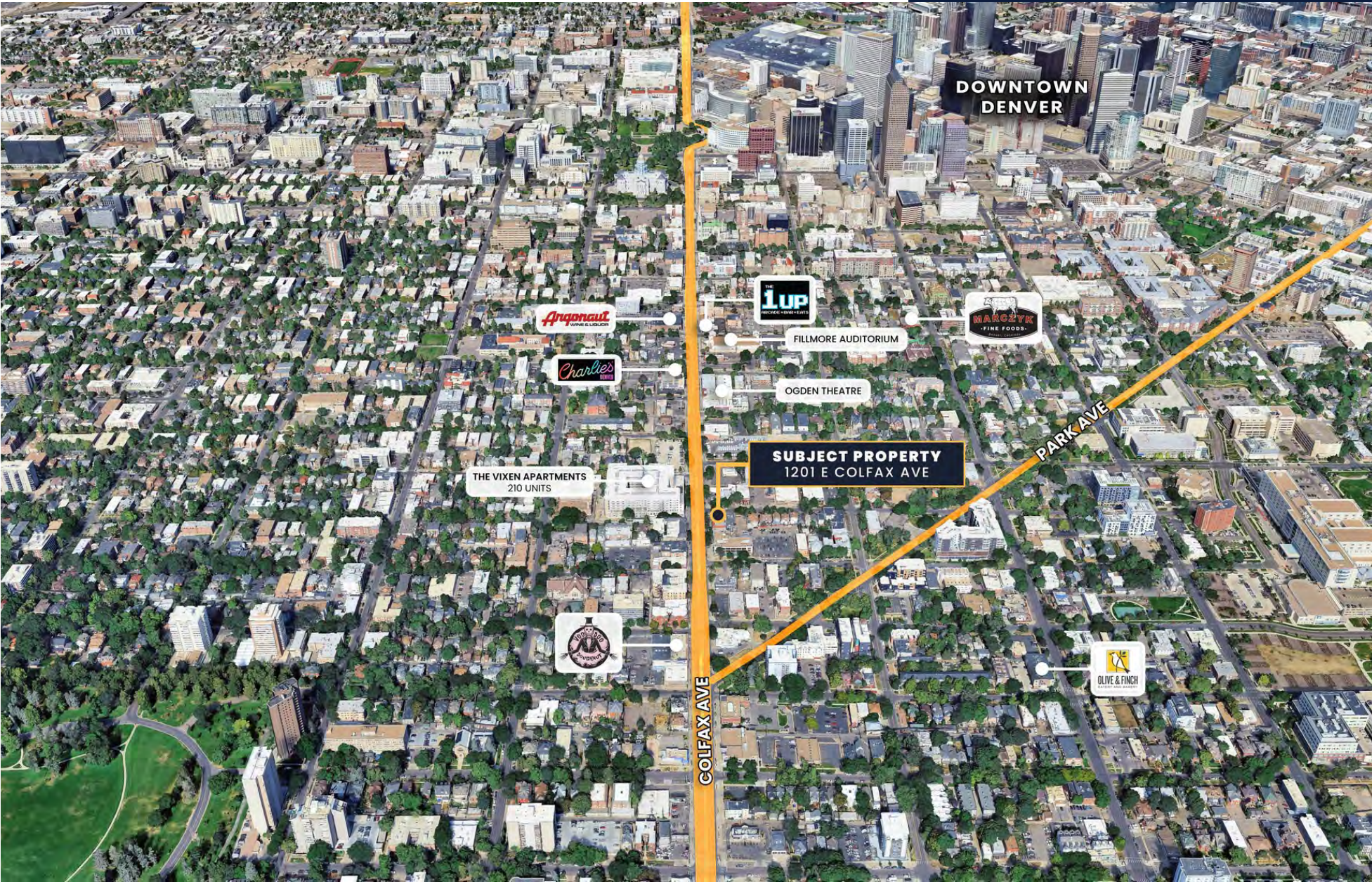
THIRD FLOOR



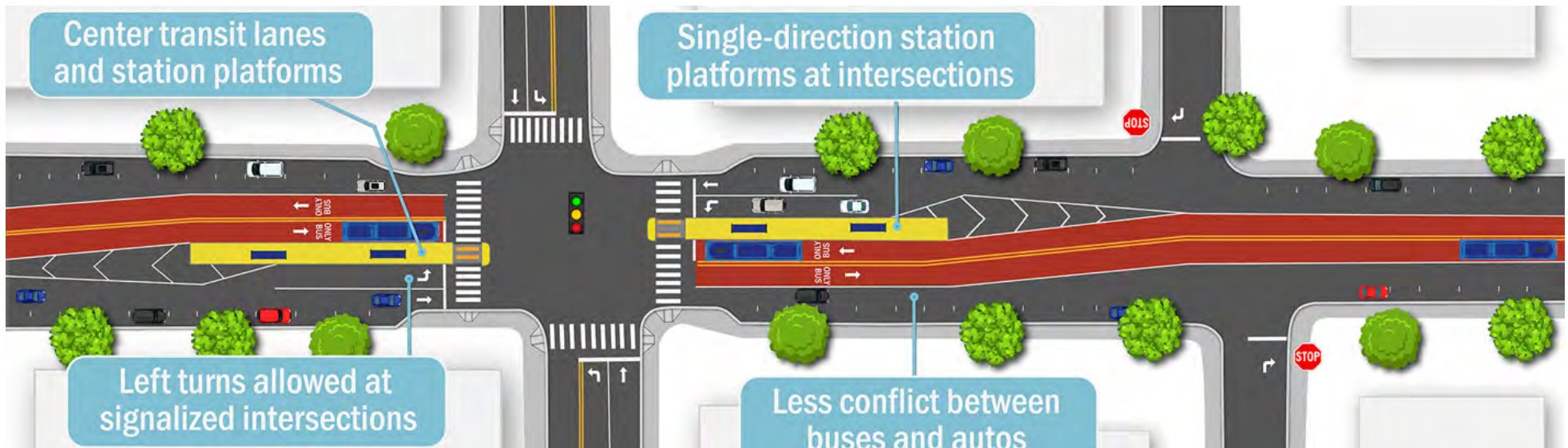
ADDITIONAL PHOTOS



SITE AERIAL



EAST COLFAX BRT PROJECT – HOW IT WORKS



East Colfax BRT improvements along the Broadway-to-Colorado Boulevard segment are on track for fall 2026 completion.



1201 E Colfax is located within the Broadway-to-Colorado Boulevard BRT segment, with station and streetscape improvements underway.

BOURBON SQUARE



BOURBON SQUARE HISTORY

Bourbon Square has a rich 120-year history, evolving from a landmark hotel to a dynamic commercial hub along Colfax Avenue, the longest commercial corridor in the U.S. Originally constructed in 1905 as the West Vernon Hotel, the building was one of the first multi-story commercial properties on Colfax, shaping the district's transition from a residential area to a bustling business corridor. In 1948, it became home to a renowned saloon, attracting notable figures such as Elvis Presley and Clint Eastwood, the latter even filming a scene from *Every Which Way But Loose* outside the venue. Over the decades, the building underwent multiple transformations, including a rebranding as Syd King's Crazy Horse Saloon in the 1980s before ultimately being renamed Bourbon Square. The property continued to serve as a cultural and entertainment hotspot, housing the Irish Snug, one of Denver's most beloved pubs, until its closure in 2022. Today, Bourbon Square stands as a testament to Denver's evolving urban landscape, blending historic charm with modern potential for investment and redevelopment.



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