



1800

15TH STREET, UNITS 101 + 105
DENVER, COLORADO

Wewatta Transfer Lofts

*Updated 3,546 Square Foot
Office Condo Opportunity in LoDo*

Kentwood
Commercial

PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Twenty-four (24) hours notice must be given in order to confirm all property tours and can be scheduled by contacting the Broker below. Please do not disturb tenants.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Land Title Guarantee Company.

PRESENTED BY: _____



Karen Landers
Senior Commercial Advisor

303-947-3665
Karen@KentwoodCommercial.com

Kentwood
Commercial



EXECUTIVE SUMMARY

A DISTINCTIVE WORKSPACE IN THE HEART OF LODO

This unique, recently updated space combines LoDo's historic character with modern, move-in-ready finishes, featuring stunning exposed brick and timber, high wood-beamed ceilings, large windows, new flooring, fresh paint, upgraded lighting, and contemporary fixtures throughout. The main level offers a bright and welcoming lobby with seating area and exposed brick art nook, two executive offices, three additional private offices, two remodeled private restrooms, an updated kitchen/break area, copier area, and a spacious conference room accented by distinctive glass block. The upper level features a glass-enclosed second conference room, functional built-ins, refinished hardwood floors, and ample storage.

Located in the heart of Denver's historic LoDo district, the property offers an exceptional urban setting surrounded by some of the city's best dining, entertainment, hospitality, and neighborhood amenities. The location provides convenient access to Union Station, Coors Field, Dairy Block, McGregor Square, Larimer Square, and the 16th Street corridor, along with an extensive collection of restaurants, coffee shops, hotels, fitness concepts, and retail within walking distance. Excellent access to light rail, commuter rail, bus service, and nearby I-25 further enhances connectivity for employees and clients throughout the Denver metro. The combination of an authentic historic LoDo environment, highly walkable amenities, and thoughtfully updated interiors creates a distinctive office setting for companies seeking character, convenience, and a true downtown Denver presence.

Property Highlights

- » Prime LoDo Location in the heart of Downtown Denver
- » Historic Exposed Brick + Timber Construction
- » High Wood-Beamed Ceilings with distinctive architectural character
- » Abundant Natural Light from large exterior windows
- » New Flooring + Fresh Interior Paint
- » New Lighting + Contemporary Fixtures Throughout
- » Five Private Offices, including two executive offices
- » Two Conference Rooms, including a glass-enclosed upper-level conference room
- » Two Newly Remodeled Private Restrooms
- » Updated Kitchen + Break Area
- » Functional Built-Ins, Copier Area + Ample Storage
- » Highly Walkable Location near Union Station, Coors Field, Dairy Block, McGregor Square, restaurants, hotels, retail, transit, and entertainment

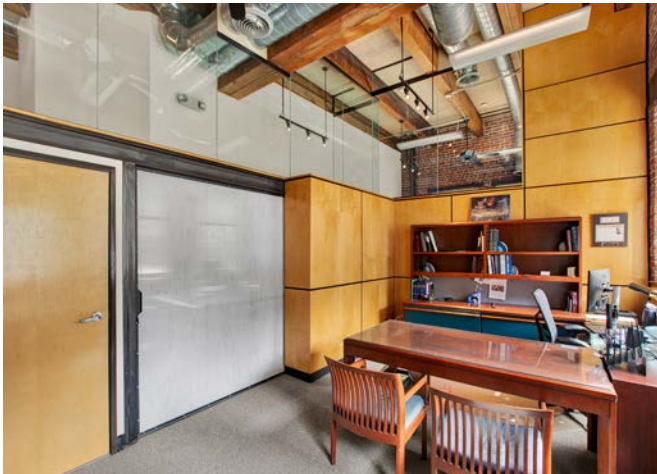


SALES PRICE	\$1,850,000
NET BUILDING SIZE	3,546 SF
PROPERTY TYPE	Office
YEAR BUILT	1886 (Reno. 2026)
CONSTRUCTION	Masonry/Frame
STORIES	1 + Mezzanine
ROOF	Flat
PARKING	1 Covered Space
SUBMARKET	LoDo
OA DUES	\$1,427.70/Mo.
TAXES (EST.)	\$22,629.96

INTERIOR PHOTOS



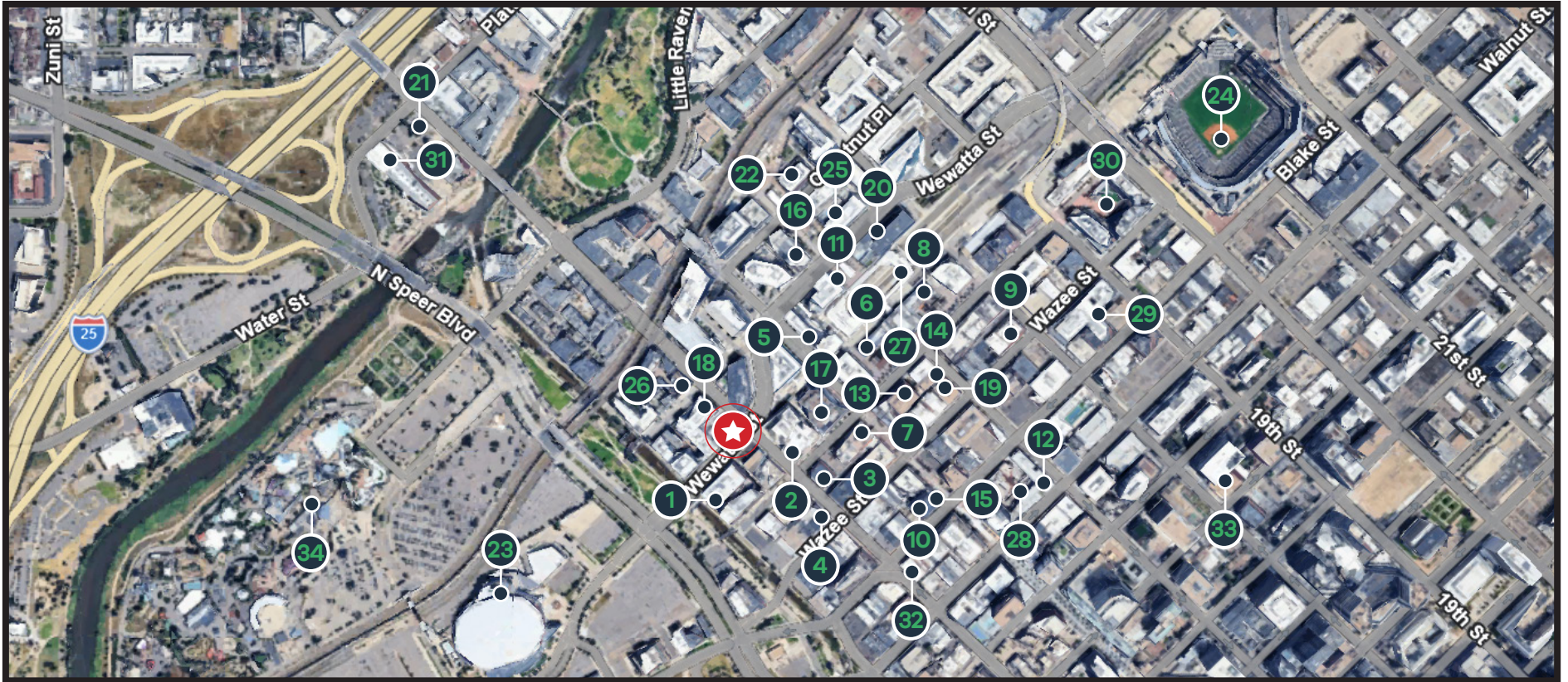
INTERIOR PHOTOS



EXTERIOR PHOTOS



AREA MAP



AREA AMENITIES

DINING/BARS

- 1 Coohills
- 2 Fogo de Chao
- 3 The Velvet Cellar
- 4 A5 Steakhouse
- 5 Tavernetta
- 6 Snooze - An AM Eatery
- 7 Blue Sushi Sake Grill
- 8 Mercantile
- 9 Rio on Wazee
- 10 ChoLon Downtown
- 11 Tupelo Honey
- 12 Water Grill Denver

COFFEE/CONFECTIONS

- 13 The Wild
- 14 Amante Coffee
- 15 Little Finch
- 16 Tao Boba
- 17 My Favorite Muffin

FITNESS/WEELLNESS

- 18 Transform Colorado - Pilates
- 19 The Oxford Club & Spa
- 20 Yoga Box
- 21 Boost Platte River
- 22 ROK Spas

RETAIL/ENTERTAINMENT

- 23 Ball Arena
- 24 Coors Field
- 25 Whole Foods Market
- 26 Museum of Contemporary Art
- 27 Union Station
- 28 Market Station
- 29 Dairy Block
- 30 McGregor Square
- 31 REI
- 32 FedEx Office/Print/Ship
- 33 Holey Moly Golf Club
- 34 Elitch Gardens



LOWER DOWNTOWN (LODO)

LoDo is one of Denver’s most recognizable and dynamic urban districts, combining historic architecture with a vibrant mix of business, dining, entertainment, hospitality, and residential uses. Anchored by Union Station and surrounded by destinations including Coors Field, Dairy Block, McGregor Square, Larimer Square, and the 16th Street corridor, the neighborhood offers an exceptional concentration of restaurants, cafés, hotels, shops, fitness concepts, and entertainment within a highly walkable setting.

For office users, LoDo provides a distinctive alternative to the traditional downtown office environment, offering character-rich historic buildings, creative workspaces, and immediate access to amenities that support employee recruitment, retention, and the overall workplace experience.

Its central location also makes it convenient for client meetings, business lunches, networking, and after-work events, while the surrounding mix of hotels and transportation options accommodates both local and visiting clients. Union Station provides light rail, commuter rail—including direct service to Denver International Airport—and regional bus connections, while nearby I-25 offers convenient vehicular access throughout the metro. With its historic brick-and-timber architecture, walkable streets, strong amenity base, and proximity to Denver’s Central Business District, LoDo offers companies a highly visible and connected address with an energetic setting that extends well beyond the traditional workday.

WALK SCORE	92	(‘Walker’s Paradise’)
BIKE SCORE	91	(‘Biker’s Paradise’)
TRANSIT SCORE	87	(‘Excellent Transit’)

DEMOGRAPHICS

Population 2025	1 mi	39,824	Average Household Income	1 mi	\$140,880	Daytime Businesses	1 mi	6,948
	2 mi	136,802		2 mi	\$130,524		2 mi	18,084
	3 mi	247,846		3 mi	\$130,235		3 mi	24,063
Median Age	1 mi	35.1	Daytime Employees	1 mi	81,690	Consumer Spending	1 mi	\$763,440,821
	2 mi	35.7		2 mi	175,208		2 mi	\$2,377,567,446
	3 mi	36.4		3 mi	224,355		3 mi	\$4,204,442,254

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.

1800

15TH STREET, STE 101 + 105
DENVER, COLORADO

PRESENTED BY:



Karen Landers
Senior Commercial Advisor

303.947.3665
Karen@KentwoodCommercial.com

Kentwood
Commercial

