

1062 & 1058 Delaware

Denver, CO 80205

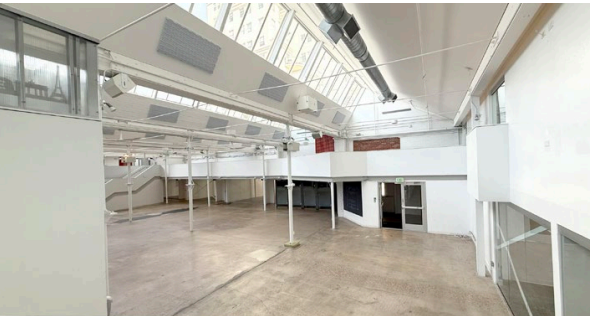
4 PARCEL PROPERTY IN GOLDEN TRIANGLE

**TOTAL
BUILDING
SIZE** **36,934 SF**

1062 DELAWARE 30,114 SF
1058 DELAWARE 6,820 SF

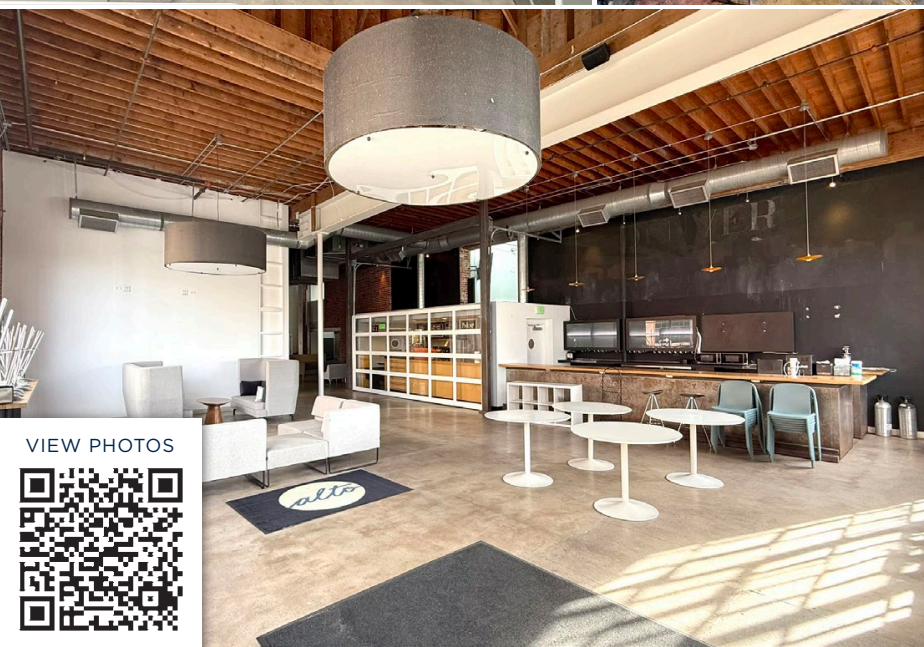
**TOTAL
PARKING LOT
SIZE** **10,000 SF**

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

NAI Shames Makovsky

Dorit Fischer

303 565 3025

dfischer@shamesmakovsky.com

Hayden Hirschfeld

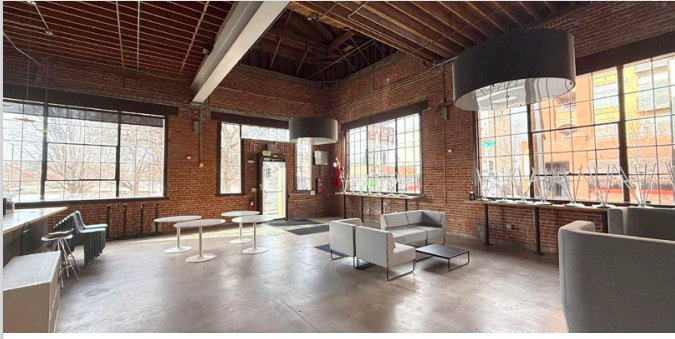
303 565 3048

hhirschfeld@shamesmakovsky.com

VIEW PHOTOS

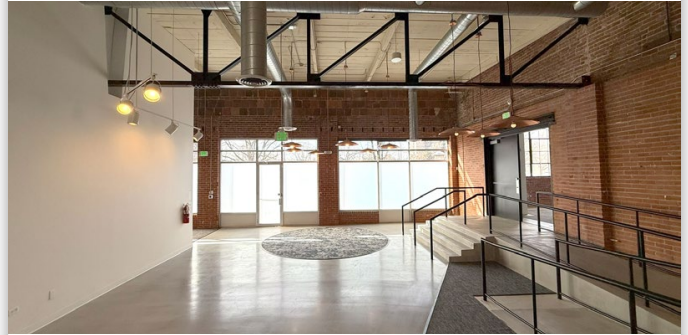
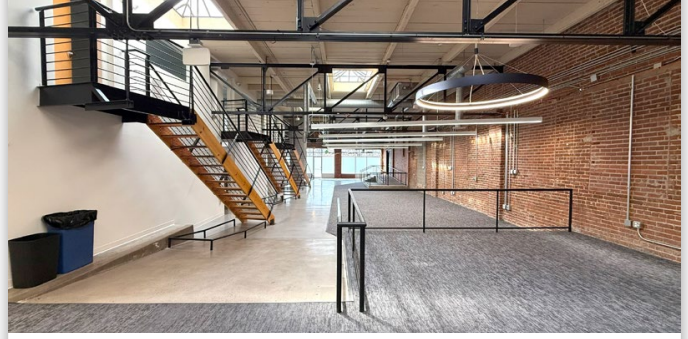


1 1062 Delaware St.

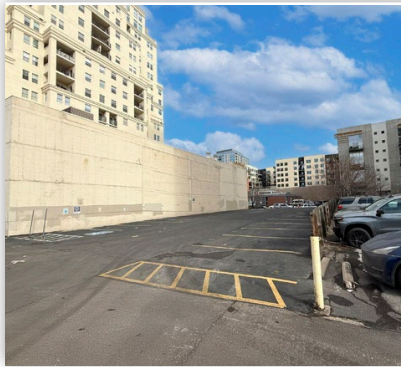


- Building Size: 30,114 SF
- Lot Size: 37,897 SF
- Built / Reno: 1929 / 1998

2 1058 Delaware St.



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

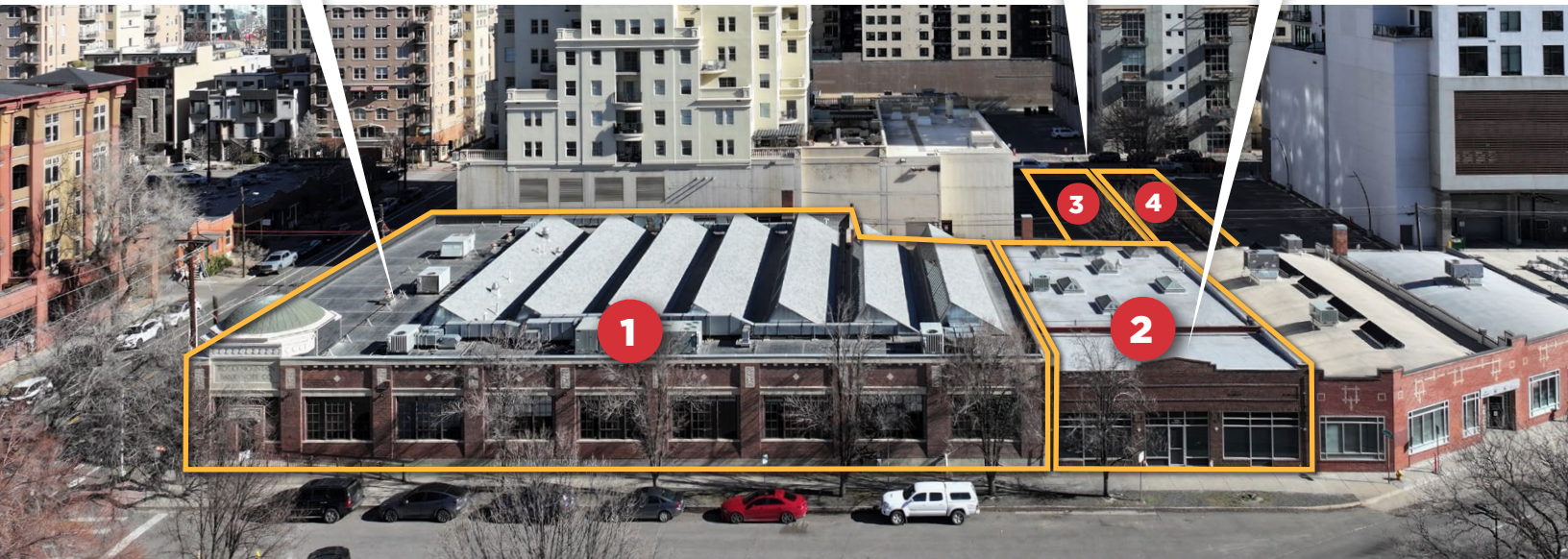


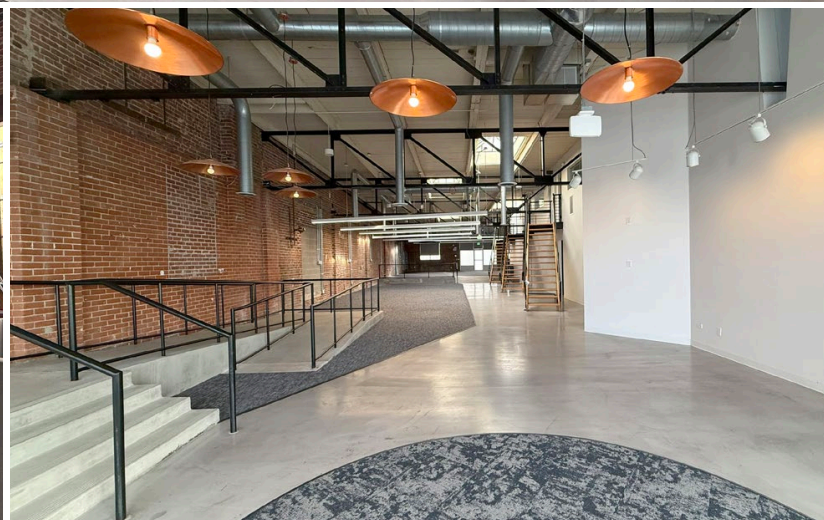
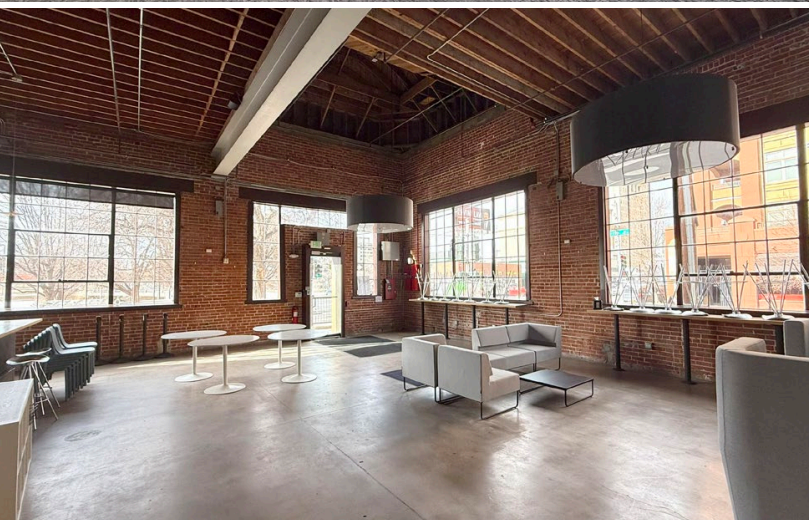
3 1045 Cherokee St.

- 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

STATE CAPITOL

Hayden Hirschfeld

303 565 3025
hhirschfeld@shamesmakovsky.com

COLFAX AVE.

KING
Scorpions

GOLDEN TRIANGLE

PINTS PUB

DENVER PUBLIC LIBRARY

corepower
YOGA

Dulce Vids

Levan
DELI & CO

DENVER ART MUSEUM

HISTORY COLORADO

CUBA CUBA

KIRKLAND MUSEUM

CLYFFORD STILL MUSEUM

Mantra Cafe

STONEYS

METROPOLIS COFFEE

BEER GARDEN SCHOOLYARD

MORCHYS TACOS

FLOYD'S BARBERSHOP

CAPITOL HILL

PROPERTY

SUNKEN GARDENS PARK

8TH AVE.

SPEER BLVD.

BROADWAY

LINCOLN

the FAINCING GOAT pub

evo
dfranco's

DENVER HEALTH
est. 1860

Cadillac

Vesper Lounge

GOVERNOR'S PARK

Mizuna

LUCA

TRADER JOE'S

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

ERNSTEIN BRIS
BAGELS

CHIPOTLE

MASALA'S
GARA BURGER

Little India
RESTAURANT & BAR

H-R-MEININGER
ART MATERIAL

THE WIZARD'S CHEST

SUBWAY

DAE GEE

BAKER

7
ELEVEN

DUNKIN'
DONUTS

BÆRE BREWING CO

VIEW PHOTOS HERE

