

6,980 SF WAREHOUSE/OFFICE/FLEX/RETAIL FOR SALE

1616 N FEDERAL BOULEVARD

DENVER, COLORADO 80204



FOR MORE INFORMATION

ALEX CLARK
VICE PRESIDENT

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FOR SALE
INDUSTRIAL / FLEX / OFFICE / RETAIL

2000 SOUTH COLORADO BOULEVARD | TOWER II, SUITE 380 | DENVER, COLORADO 80222 | lee-associates.com/denver

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Property Overview

Building Size 6,980 SF
Office: 4,330 SF
Warehouse: 2,650 SF

Lot Size 0.88 Acre (±38,332 SF)

Tenancy Multi

Buildings 1

Stories 1 (Partial basement warehouse)

Free Standing Yes

Zoning C-MX-5

Built 1994

Cooling/Heating x

Power x

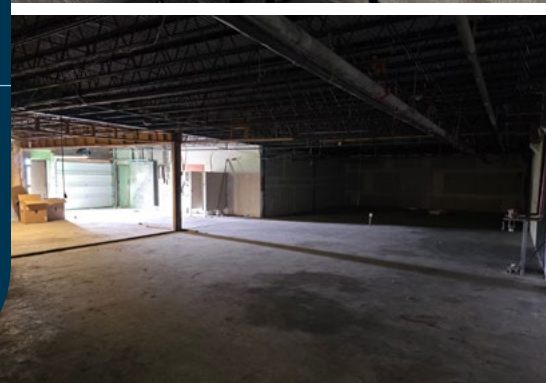
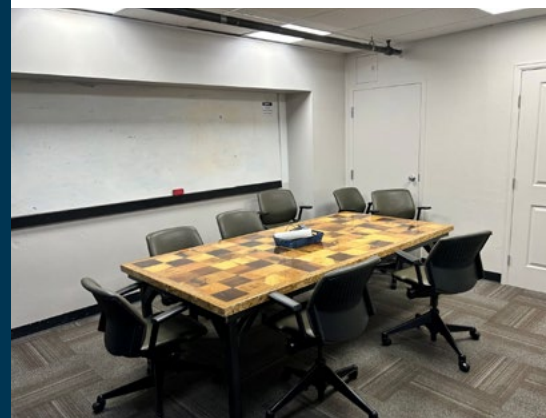
Parking 25 Spaces, surface

Restrooms x

Drive-In Doors x

Clear Height x

Price: Please Contact Brokers



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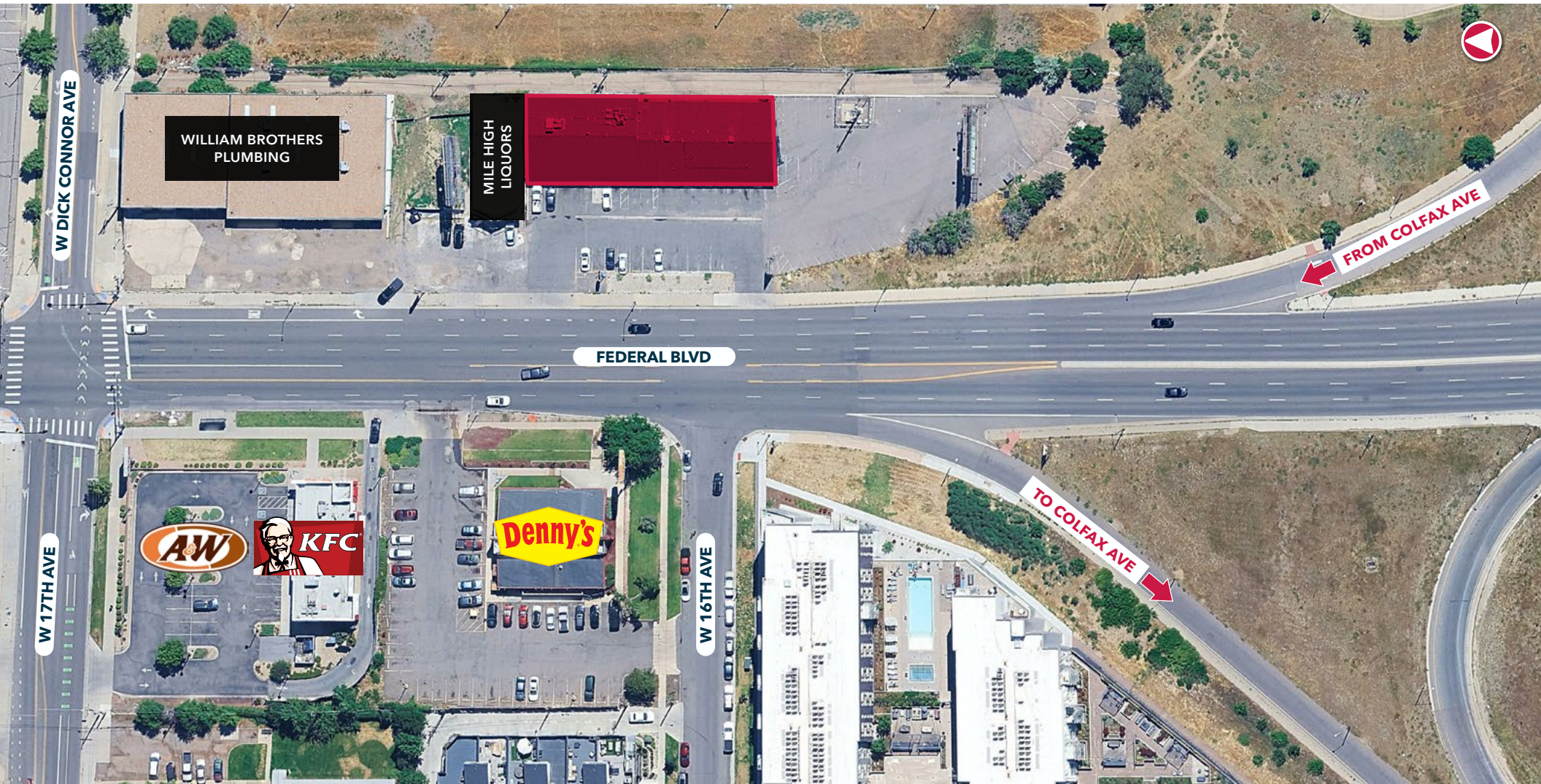
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Property Features

- 24 Hour Access
- Kitchen
- Air Conditioning
- Natural Light
- Balcony
- Storage Space
- Bicycle Storage
- Wi-Fi
- Central Heating
- Renovated in 2019



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Location Overview

Located just off West Colfax Avenue and Federal Boulevard, 1616 Federal Blvd sits in a dynamic, centrally located part of Denver with convenient access to some of the city's most recognizable destinations. The property is near Empower Field at Mile High, home of the Denver Broncos, as well as Meow Wolf Denver's Convergence Station, a major arts and entertainment attraction located between the stadium and the Auraria Campus. The surrounding West Colfax corridor has deep Denver roots and continues to support a mix of residential neighborhoods, local businesses, dining, arts, entertainment, and community activity.

The location also offers excellent connectivity to Downtown Denver and the broader metro area, with Colfax Avenue and Federal Boulevard serving as two of the city's major transportation corridors. Nearby attractions and destinations include the stadium district, Meow Wolf, the Auraria higher-education campus, the Children's Museum of Denver, and additional cultural and recreational amenities along Denver's west side. For a business, investor, or property owner, the combination of high visibility, central Denver positioning, major nearby attractions, and access to established commercial corridors makes 1616 Federal Blvd a compelling location in an active and evolving part of the city.

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1616 N FEDERAL BOULEVARD



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



Population

Within 5 Miles



Population



Job Growth

Denver 2026

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