

# 1422

DELGANY ST.  
DENVER.CO 80202



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# 1422

DELGANY ST.

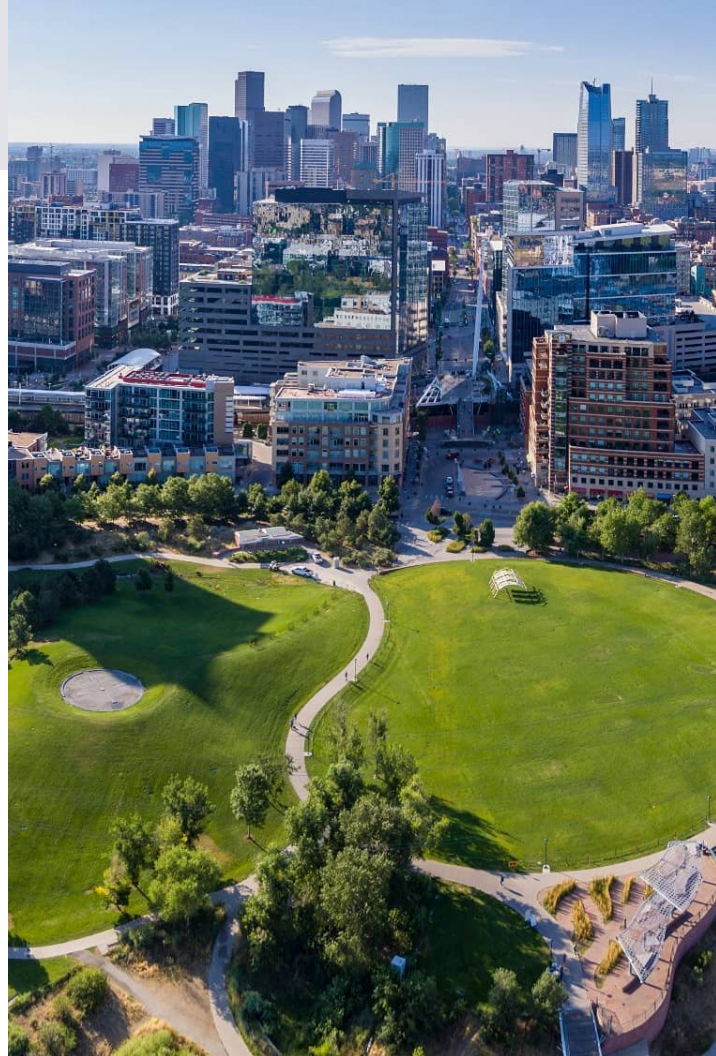
Year Built/Reno	1885/1992
Building Class	B
Ceiling Height	12'
Floor Size	Approx. 6,000 SF
Parking	28 Surface
Garage	\$175/space/month
Lease Rate	Fourth Floor \$29.00/SF FSG Lower Level \$22/SF FSG *Furniture negotiable



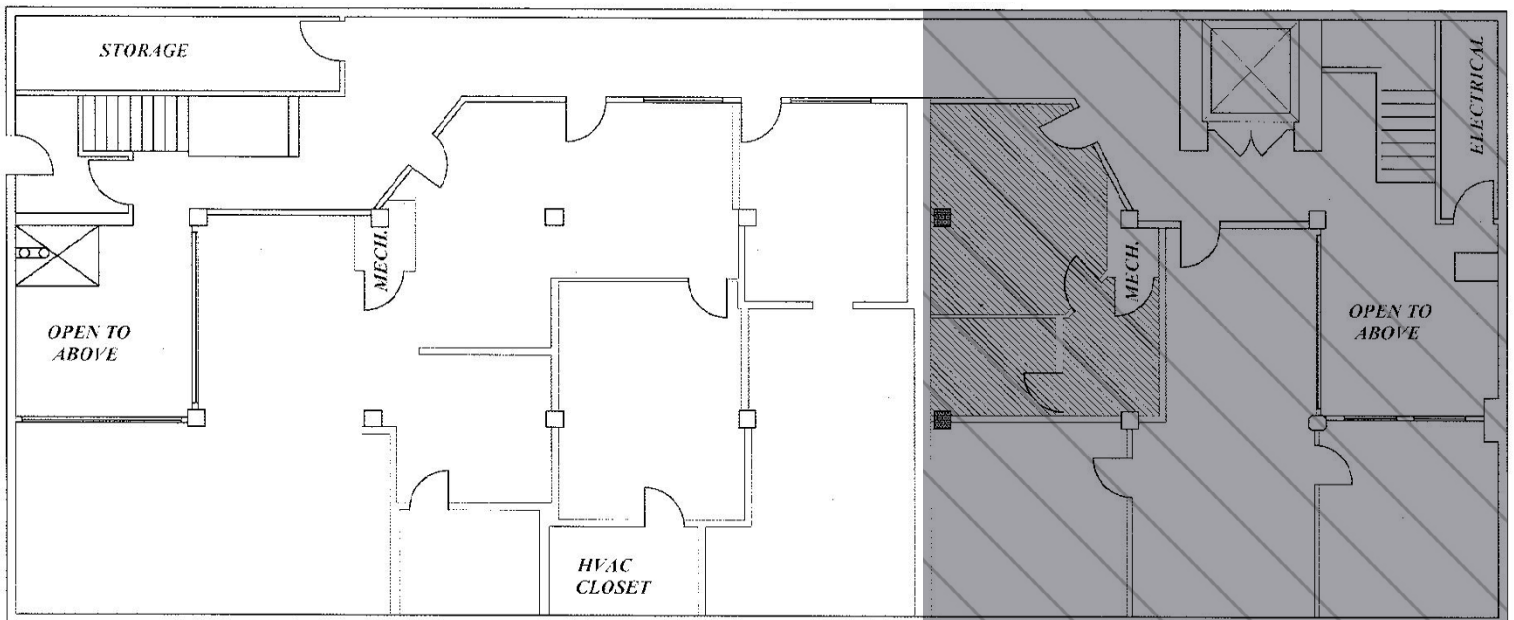
## PRIME LOCATION AT INTERSECTION OF RIVERFRONT PARK AND DOWNTOWN DENVER

Located at the edge of Riverfront Park, just off Little Raven Street, 1422 Delgany offers a perfect blend of natural beauty and urban sophistication. Set against the scenic backdrop of Commons Park and the South Platte River, residents enjoy easy access to miles of biking and walking trails, green spaces, and pet-friendly parks—ideal for an active, outdoor lifestyle.

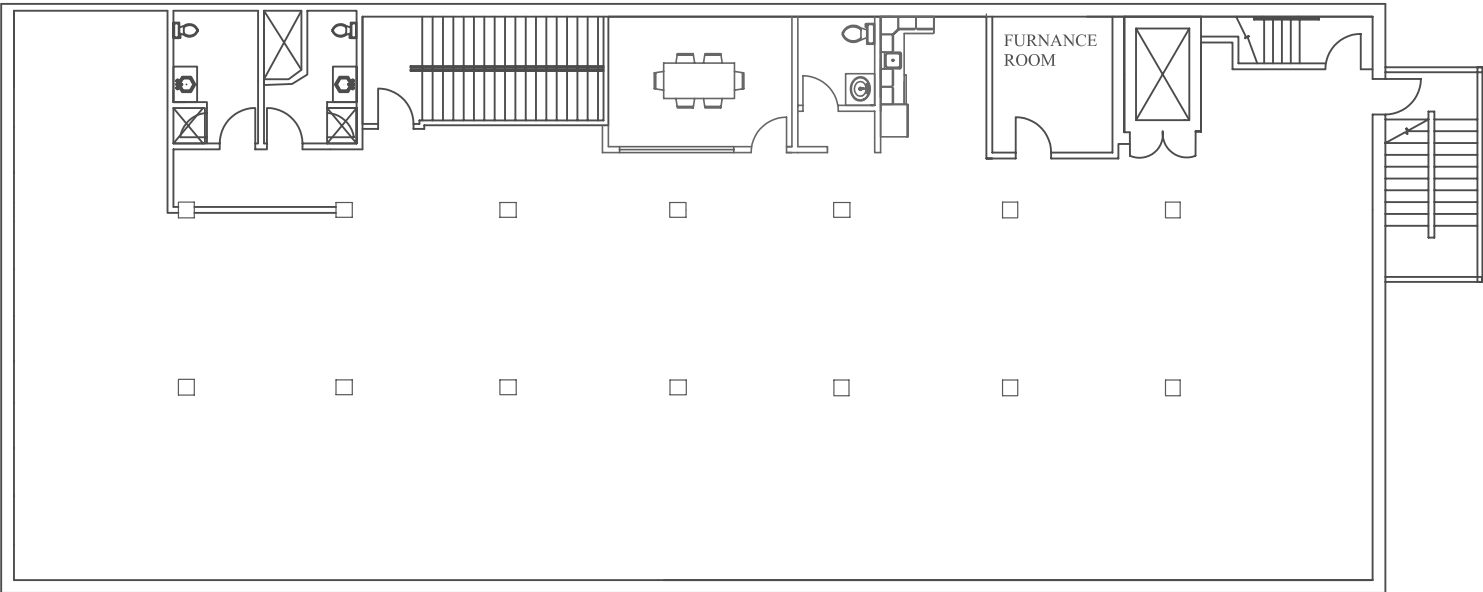
Despite its serene atmosphere, Riverfront Park is just minutes from the bustling LoDo district, Union Station, and Coors Field, offering endless options for dining, entertainment, and nightlife. The Millennium Bridge connects you directly to downtown, while RTD light rail and Amtrak at Union Station make commuting throughout the city and beyond effortless. With its modern infrastructure, scenic surroundings, and unbeatable walkability, Little Raven and Riverfront Park offer one of Denver's most coveted lifestyles.



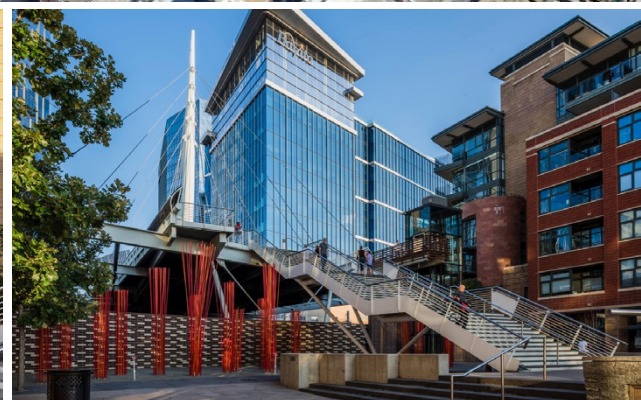
**Basement** 2,491 SF



**4th Floor** 5,919 SF



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