

MAIN FLOOR RETAIL

**3,000 SF**



# 1617 Wazee Street

Denver, CO 80202

## Property Overview

- Beautiful exposed brick/timber on 1st floor
- Nice natural light and high ceilings
- Perfect for any type of retailer, or office user
- Near 16th street mall, LODO, ballpark
- Basement space, great fit for gym user, storage

**Lease Rate: \$30.00/SF NNN**



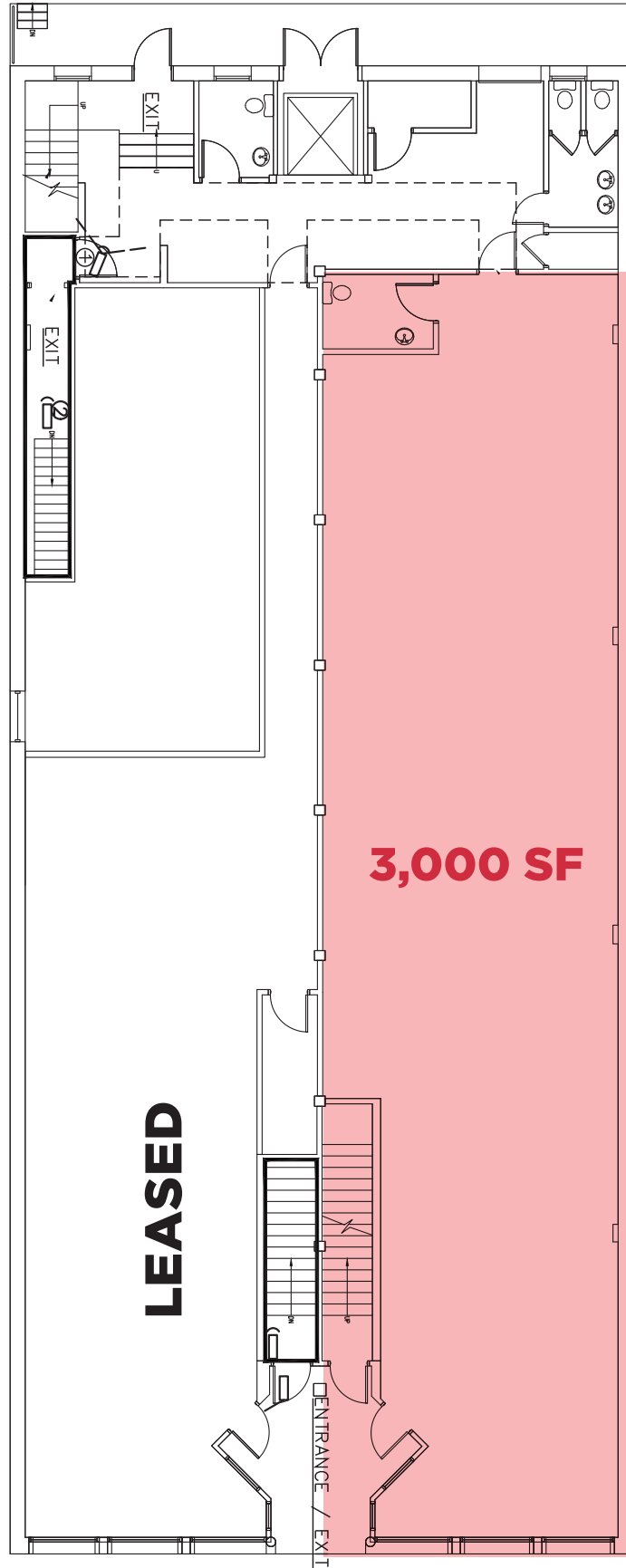
## Property Facts

1st Floor	3,000 SF
Building Size	18,150 SF
Year Built	1888

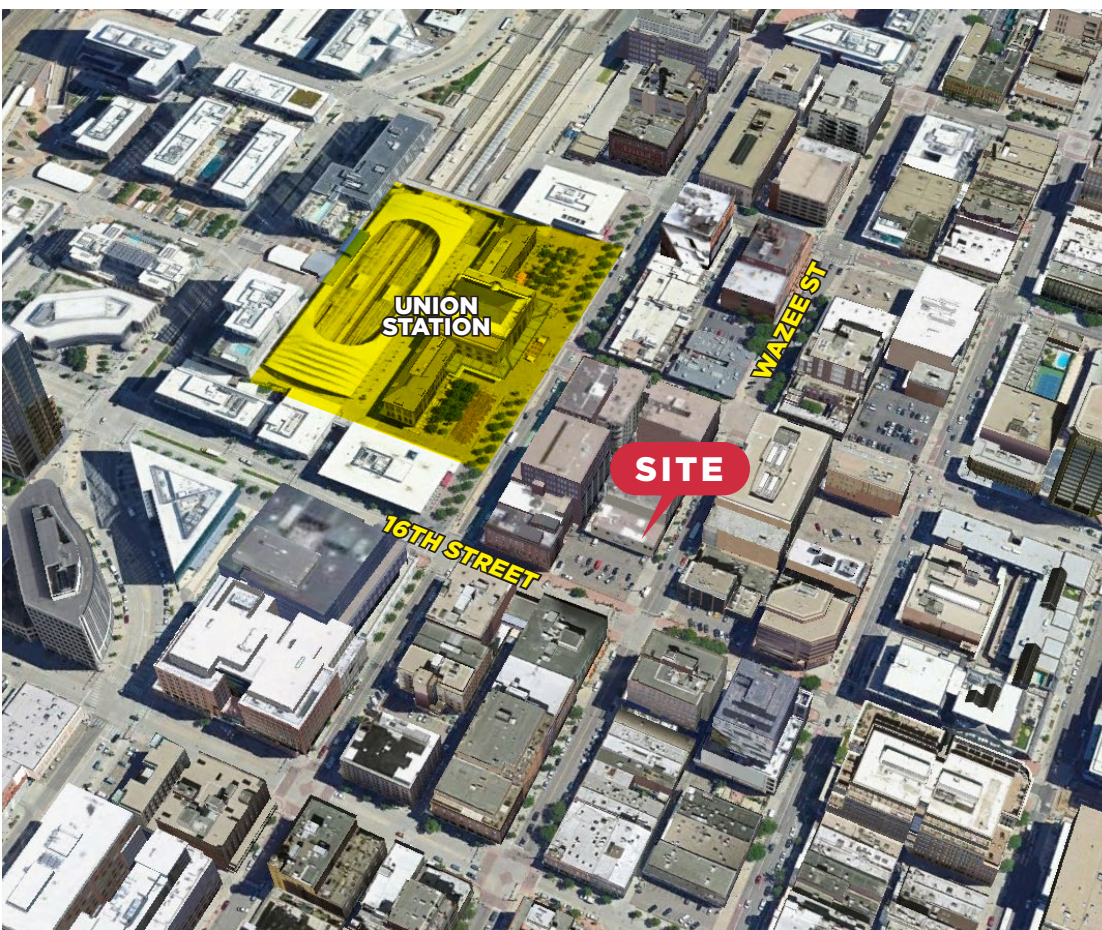
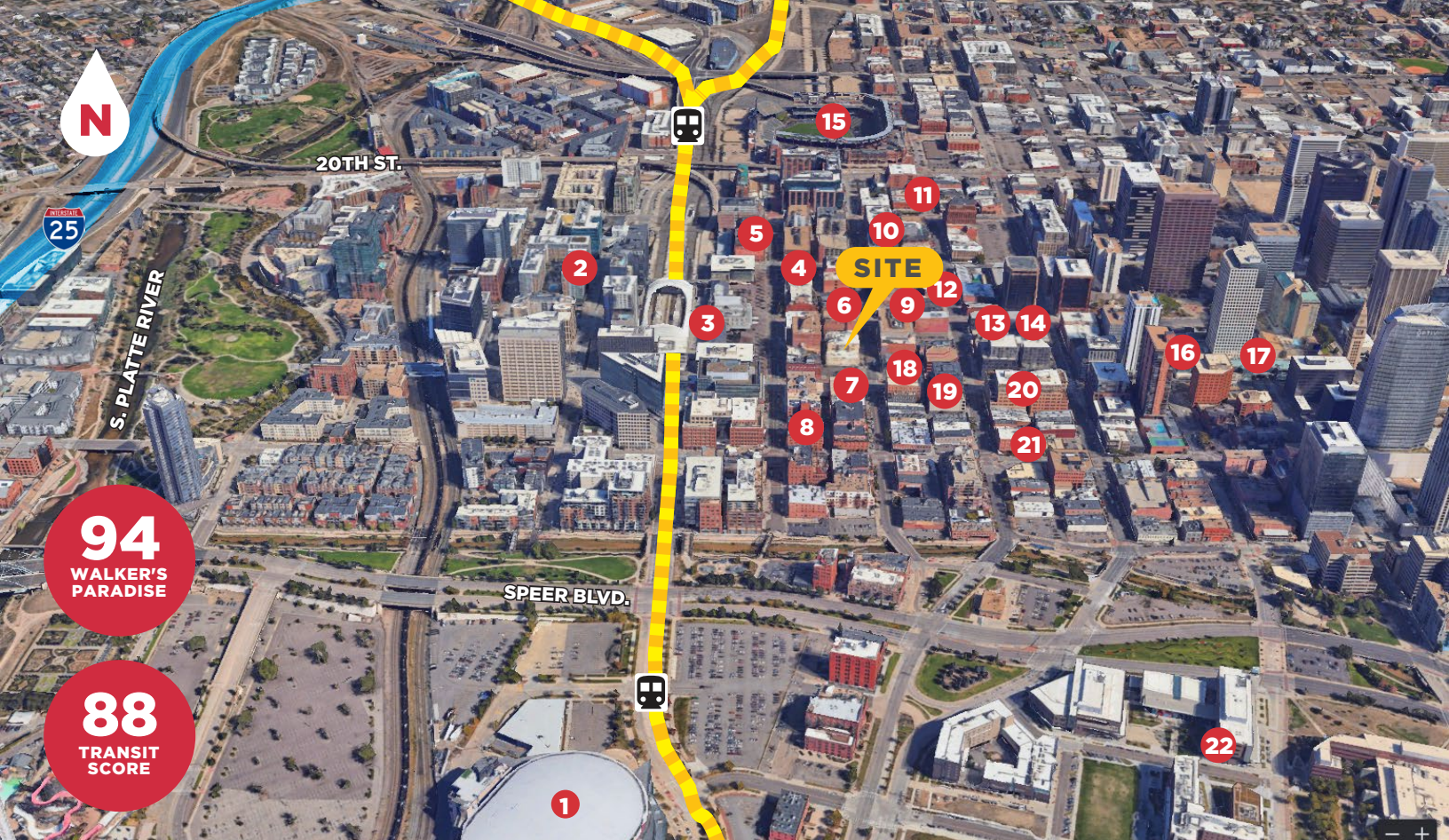
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## 1st Floor







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- 1 Ball Arena
  - 2 Whole Foods
  - 3 Union Station
  - 4 Wynkoop Brewing
  - 5 Rodizio Bar & Grill
  - 6 The Oxford Hotel
  - 7 Illegal Pete's
  - 8 Upstairs Circus
  - 9 Rio Grande Mexican
  - 10 Dairy Block
  - 11 1Up Arcade
  - 12 7-11
  - 13 Milk Tea People
  - 14 Danner Boots
  - 15 Coors Field
  - 16 The Cheesecake Factory
  - 17 16th Street Mall
  - 18 The Kitchen
  - 19 Cholon
  - 20 CAVA Mediterranean
  - 21 Hapa Sushi