

FOR SALE



BOLT FACTORY LOFTS

209 KALAMATH STREET | UNITS 17/18 | DENVER, CO 80223

PROPERTY HIGHLIGHTS

\$785,000 (\$339.39/SF)

LIST PRICE

LIVE/WORK CONDO

BUILDING TYPE

1951/2006

YEAR BUILT

2,313 SF

UNIT SIZE



FOR MORE INFORMATION, PLEASE CONTACT

ERIC SHAW

VICE PRESIDENT

T 720.319.3252

ESHAW@PINNACLAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com





FOR MORE INFORMATION, PLEASE CONTACT

ERIC SHAW

VICE PRESIDENT

T 720.319.3252

ESHAW@PINNACLEAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com





GROUND LEVEL



MEZZANINE LEVEL



FOR MORE INFORMATION, PLEASE CONTACT

ERIC SHAW

VICE PRESIDENT

T 720.319.3252

ESHAW@PINNACLEAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com



BUILDING/UNIT FEATURES

- ▶ ICONIC ADAPTIVE REUSE OF AN INDUSTRIAL PROPERTY INTO CONTEMPORARY LIVE/WORK CONDOMINIUMS
- ▶ POSITIONED ALONG KALAMATH ST OFFERING EXCELLENT EXPOSURE TO BOTH VEHICLE TRAFFIC AS WELL AS LIGHT-RAIL COMMUTERS
- ▶ ENDCAP UNIT LOCATION WITH VISIBLE SIGNAGE OPPORTUNITIES DIRECTLY FROM KALAMATH ST.
- ▶ DISTINCTIVE CHARACTER FEATURING HIGH CEILINGS, CONTEMPORARY FINISHES, ABUNDANT NATURAL LIGHT, AND POLISHED CONCRETE FLOORS
- ▶ FLEXIBLE I-MX-3 ZONING ALLOWS FOR A WIDE RANGE OF USES INCLUDING OFFICE, SHOWROOM, RETAIL, GALLERY, LIVE-WORK AND MORE
- ▶ THREE DESIGNATED PARKING SPACES IN ATTACHED, COVERED AND HEATED GARAGE WITH AN OVERSIZED DOOR



FOR MORE INFORMATION, PLEASE CONTACT

ERIC SHAW

VICE PRESIDENT

T 720.319.3252

ESHAW@PINNACLEAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

