



FOR LEASE

150-6,220 RSF

In The Historic Rockmount Building



1626 WAZEE ST
DENVER, CO 80202

OFFICE FOR LEASE

ABOUT THE PROPERTY

Located in LoDo, this 1901 landmark is the home of Rockmount Ranch Wear. One block from Union Station, it perfectly blends Denver’s history with modern urban energy.

Ultimate Flexibility: Lease Suite 200A, 200B, both together, or individual private offices.

- Classic Character: High ceilings, exposed brick, timber, and wood floors.
- Pricing: Competitive rates starting at \$20-\$22/SF Modified Gross.
- Amenities: In-suite kitchenettes, conference rooms, and freight access.
- Transit & Parking: One block to Union Station; 13 secure heated garage spaces.
- Luminous Design: Large operable windows and glass walls for maximum light.

LEASE RATE: \$20-22/SF MG

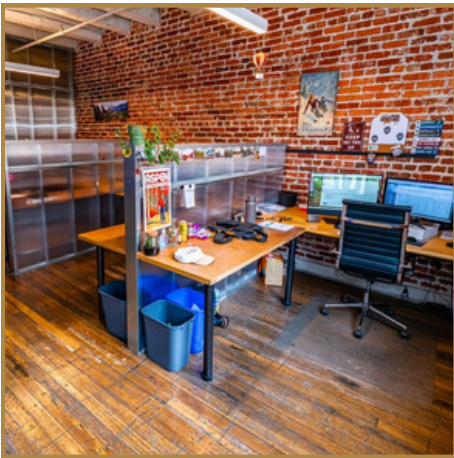
Suite 200A	3,558 SF
Suite 200B	2,662 SF
Suite 200	6,220 SF
Individual Offices	est. 150 SF

Building 30,467 SF
Zoning D-LD
Renovated 2017

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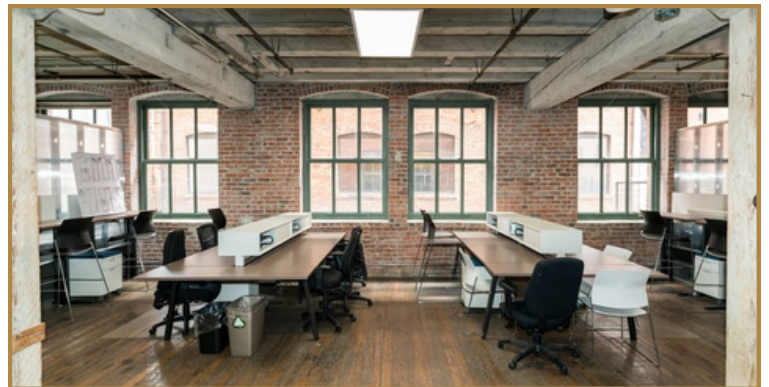
SUITE 200A - 3,558 SF



SUITE 200B - 2,662 SF



Suite 200B is fully furnished and can be used for immediate occupancy.



1626 WAZEE ST DENVER, CO



ABOUT THE LOCATION

1626 Wazee Street is located in LoDo, one block from Union Station. Situated in the Central Business District, the property offers direct transit connectivity and proximity to the 16th Street Mall. This location provides tenants with immediate access to downtown dining, retail, and transit options in Denver's primary creative and business corridor.

EDUCATION (Bachelor's+)



2 MILE	72.8%
5 MILE	52.1%
10 MILE	44.5%

MEDIAN HH INCOME



2 MILE	\$114,151
5 MILE	\$104,836
10 MILE	\$96,174

DAYTIME POPULATION



2 MILE	282,000
5 MILE	545,000
10 MILE	1,220,000

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