



800 18TH STREET
DENVER, COLORADO 80202

OFFICE & RETAIL SPACE FOR LEASE IN A DOWNTOWN ICON

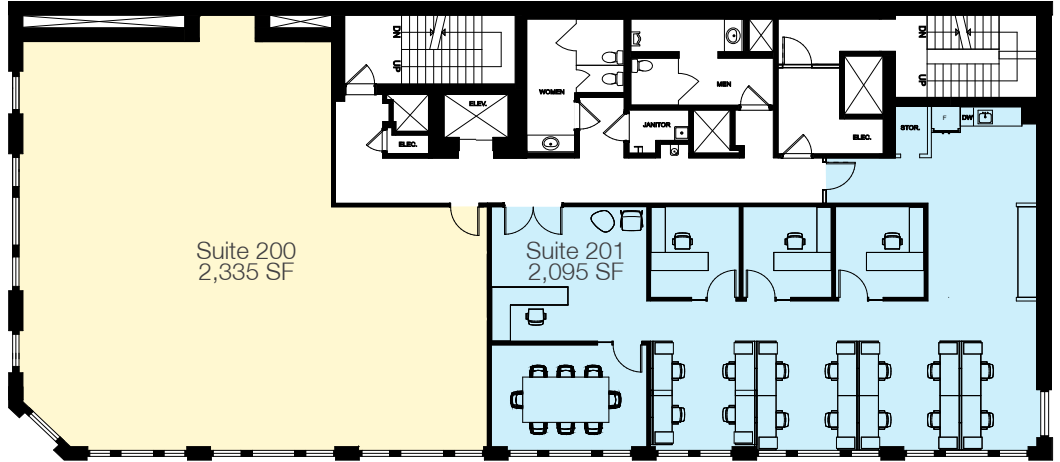




FLOOR PLANS

2ND FLOOR

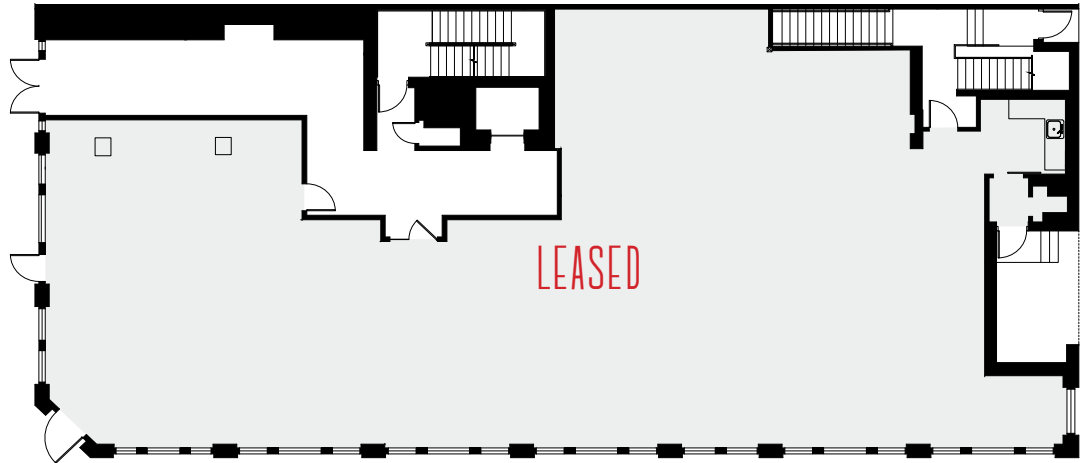
Available:	2,095-4,430 SF
Use:	Office
Rent/SF:	\$22.00-\$24.00
Type:	NNN



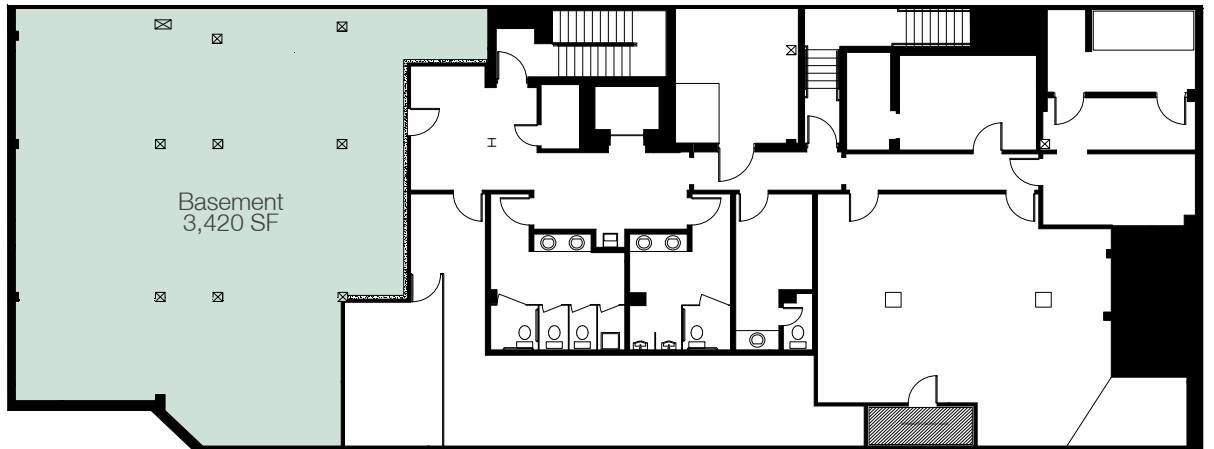
2ND FLOOR

BASEMENT

Available:	3,420 SF
Use:	Office / Retail
Rent/SF:	\$10.00-\$15.00
Type:	NNN



1ST FLOOR



BASEMENT

FOR MORE INFORMATION:

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Kiley Crews
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PROPERTY FACTS

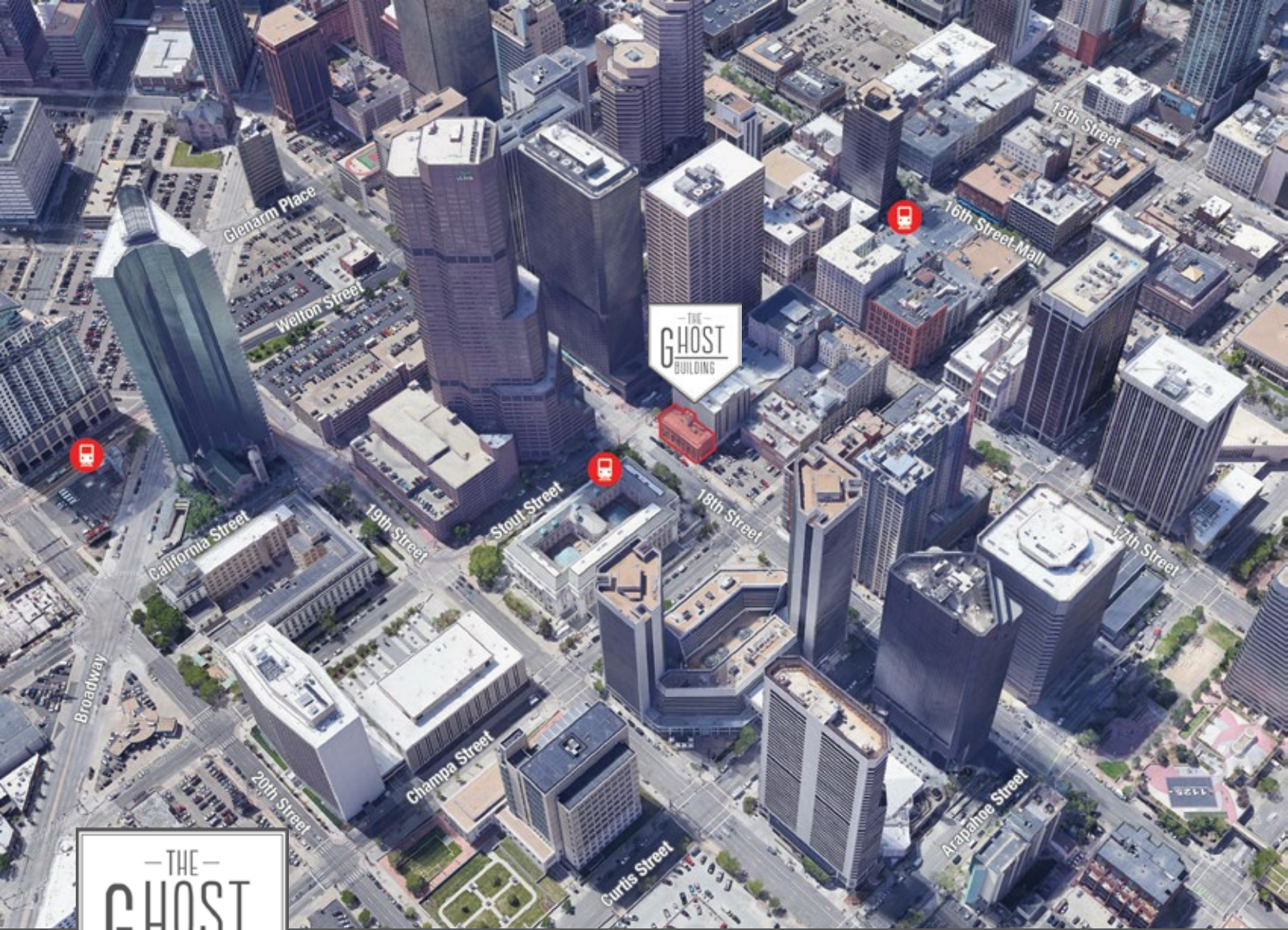
- Building Size: 17,706 SF
- Available SF: 7,850 SF
- 2020 NNN: \$16.63/SF

The Ghost Building is one of downtown Denver's most fascinating buildings. The original structure, built in 1889 for local real estate developer Allen M. Ghost, was dismantled in 1979 piece by piece and stored in a warehouse. The shell of the building was rebuilt in 1984 using the original details and stone façade. It is the only surviving commercial structure of noted turn-of-the-century Denver architect William Lang.



HIGHLIGHTS

- One of Denver's most iconic & historic buildings
- Large storefront windows, polished concrete floors, open layouts, and high exposed ceilings
- 2nd floor suites can be combined for a total of 4,430 SF
- Premier downtown location surrounded by popular shopping, restaurants, hotels, and entertainment venues
- Close proximity to Coors Field, Union Station, 16th Street Mall, and the Colorado Convention Center
- Quick, easy access to I-25 and I-25 Express Lanes
- Multiple transit options including RTD Free MetroRide and Light Rail at 18th & Stout Station



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GHOST
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AMACON

NAI Shames Makovsky

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