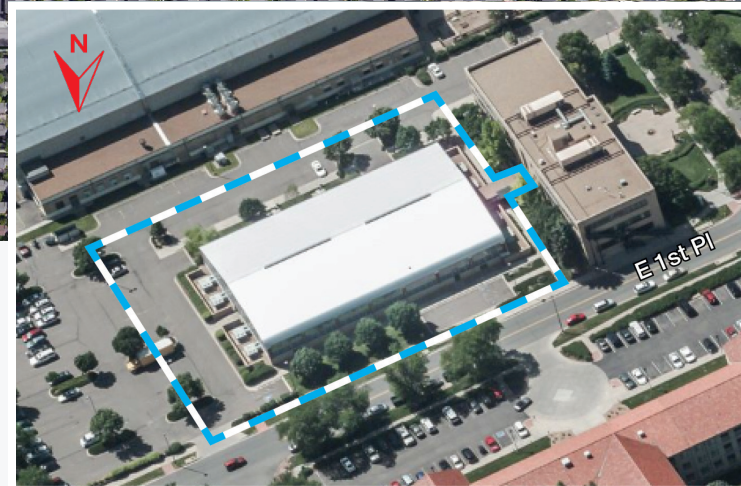


For Sale
23,276 SF
 7600 East 1st Place
 Denver, Colorado



For more information:

Dorit Makovsky Fischer
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Hayden Hirschfeld
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1400 Glenarm Place, Suite 100
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 303 534 5005

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NAI Shames Makovsky

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The Hangar at Rampart Campus

7600 E. 1st Place | Denver, Colorado 80230

Property Overview

- 23,276 SF former military hangar located in the heart of the desirable Lowry Neighborhood
- Exposed steel superstructure with 20'+ ceilings, floor to ceiling glass, skylights, and no columns
- Dramatic loft-like space can be easily adapted to accommodate a wide variety of uses
- Great opportunity for owner/user or for redevelopment
- Unique mix of pedestrian-friendly retailers, small office tenants, specialty shops, restaurants, and more!
- Convenient central location provides easy access to major interstates, business centers, and cultural amenities
- 25 covered parking spaces in the building garage

Sale Price: \$6,000,000

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Property Facts

Building Size:	23,276 SF
Lot Size:	19,602 SF (0.45 AC)
Parking Ratio:	4.00/1,000
Zoning:	B-3

For more information:

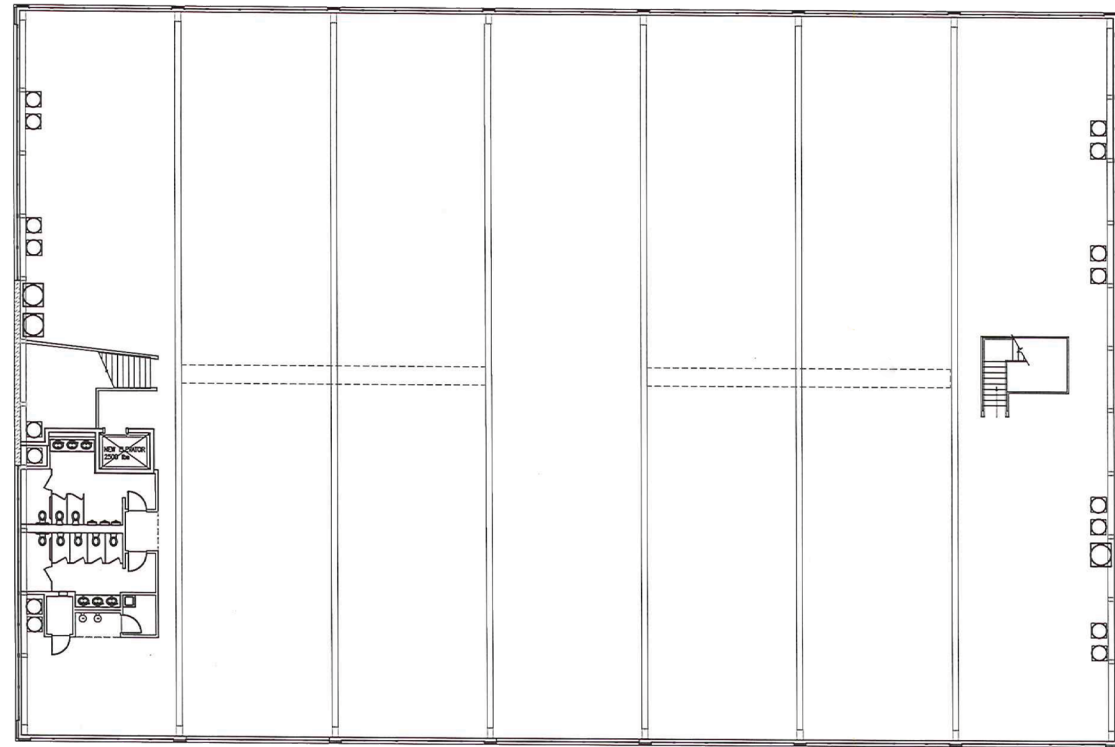
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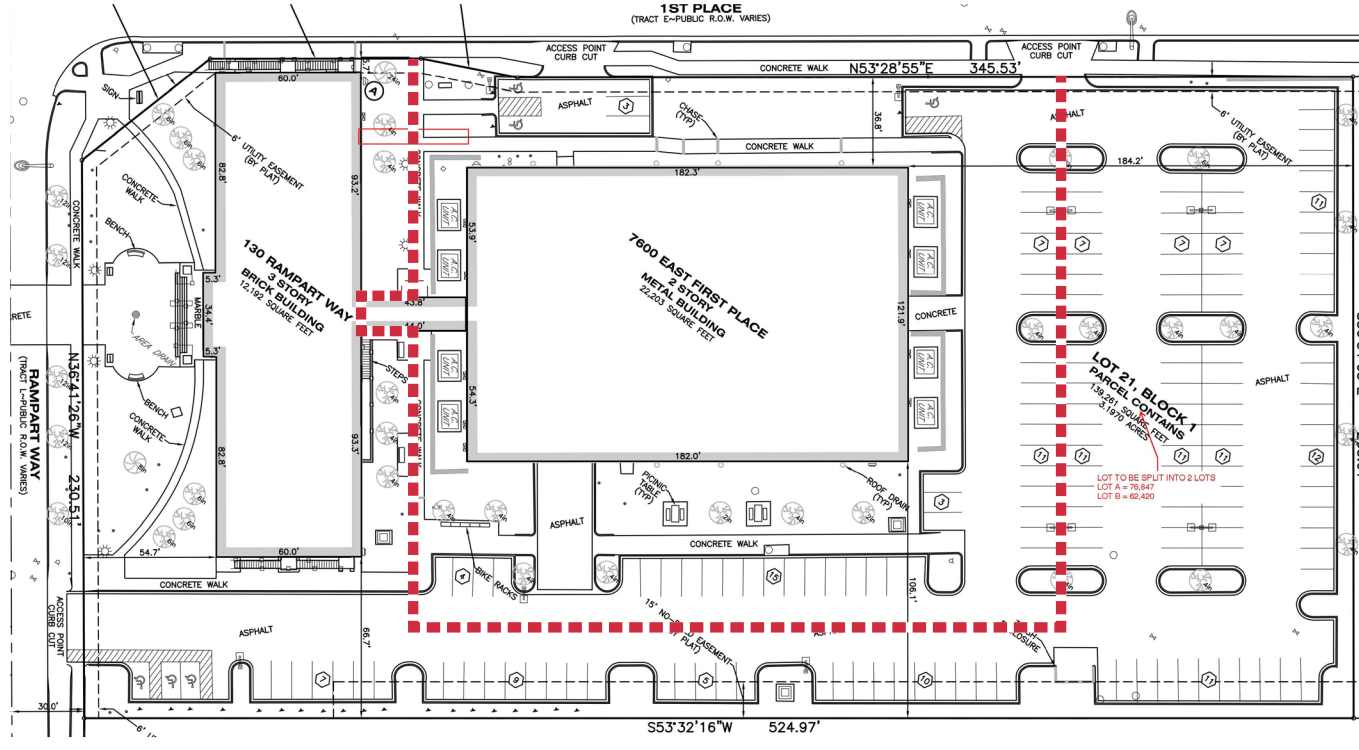
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Floor Plan



Site Plan

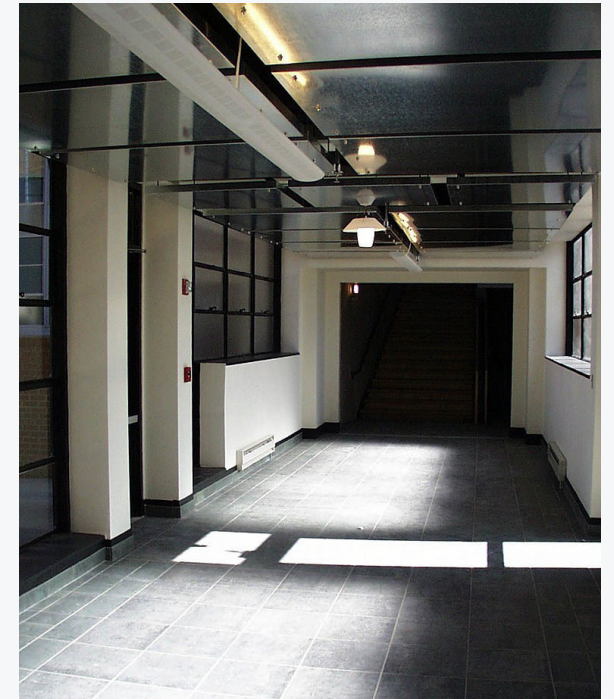


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