



Left Bank Lofts

1301 Wazee Street, Suite 100 | Denver, Colorado 80204

Property Overview

- **Stunning 8,647 SF full-floor office suite designed by award-winning international architecture firm**
- Signage available with excellent visibility from Speer Blvd and daily exposure to over 118,000 vehicles per day
- Windows on three sides offers abundant natural light, high ceilings, and exposed concrete & brick throughout
- Great opportunity for owner/user or investor - divisible to three (3) separate condo units
- Lease with Verizon for small telecom equipment generates additional income of \$19,000 per year
- Six (6) off-street spaces and reserved parking available across Speer Blvd

Sale Price: \$3,900,000

Lease Rate: \$41.00/SF FSG

Property Facts

Available SF:	8,647 SF
Taxes (2019):	\$6.16/SF
HOA (2020):	\$2.59/SF
Parking:	6 Dedicated Spaces



Virtual Tour

For more information:

Trent Rice

303 565 3033

trice@shamesmakovsky.com

Todd Snyder

720 881 7533

tsnyder@shamesmakovsky.com

Connor Donahue

720 881 7539

cdonahue@shamesmakovsky.com

1400 Glenarm Place, Suite 100

Denver, CO 80202

303 534 5005

naishamesmakovsky.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For Lease or For Sale

8,647 SF

1301 Wazee Street #100
Denver, Colorado

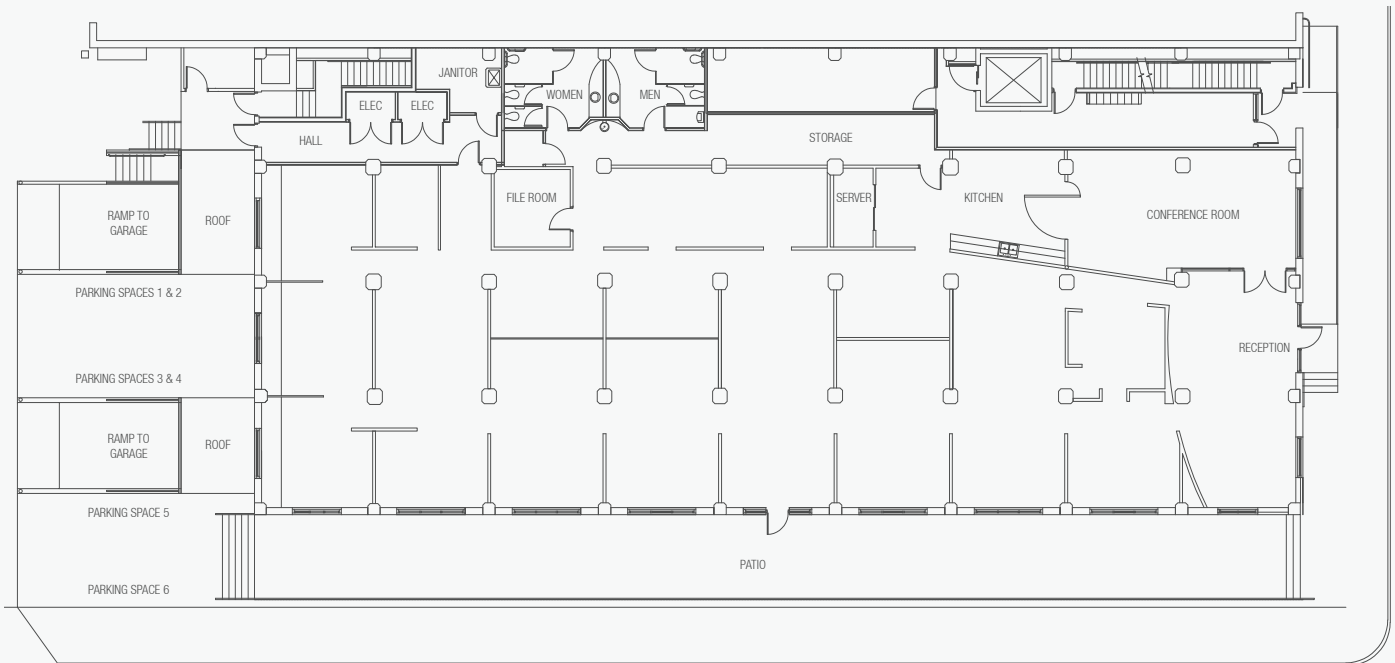
Location & Area Amenities

- Central location in the heart of LoDo, close proximity to multiple parking & transit options
- Multiple parking & transit options nearby including RTD Bus & Light Rail and Free MetroRide
- Easy access to I-25 via Speer Blvd or Auraria Pkwy
- Walking distance to Union Station, Pepsi Center, 16th Street Mall, and Downtown's best amenities
- Walk Score of 91, Transit Score of 97, Bike Score of 91



Virtual Tour

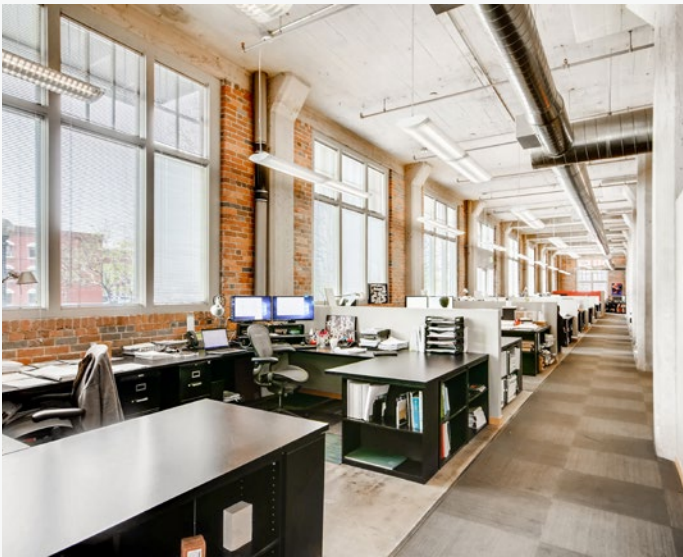
Floor Plan



1400 Glenarm Place, Suite 100
Denver, CO 80202
303 534 5005

NAIShames Makovsky

naishamesmakovsky.com

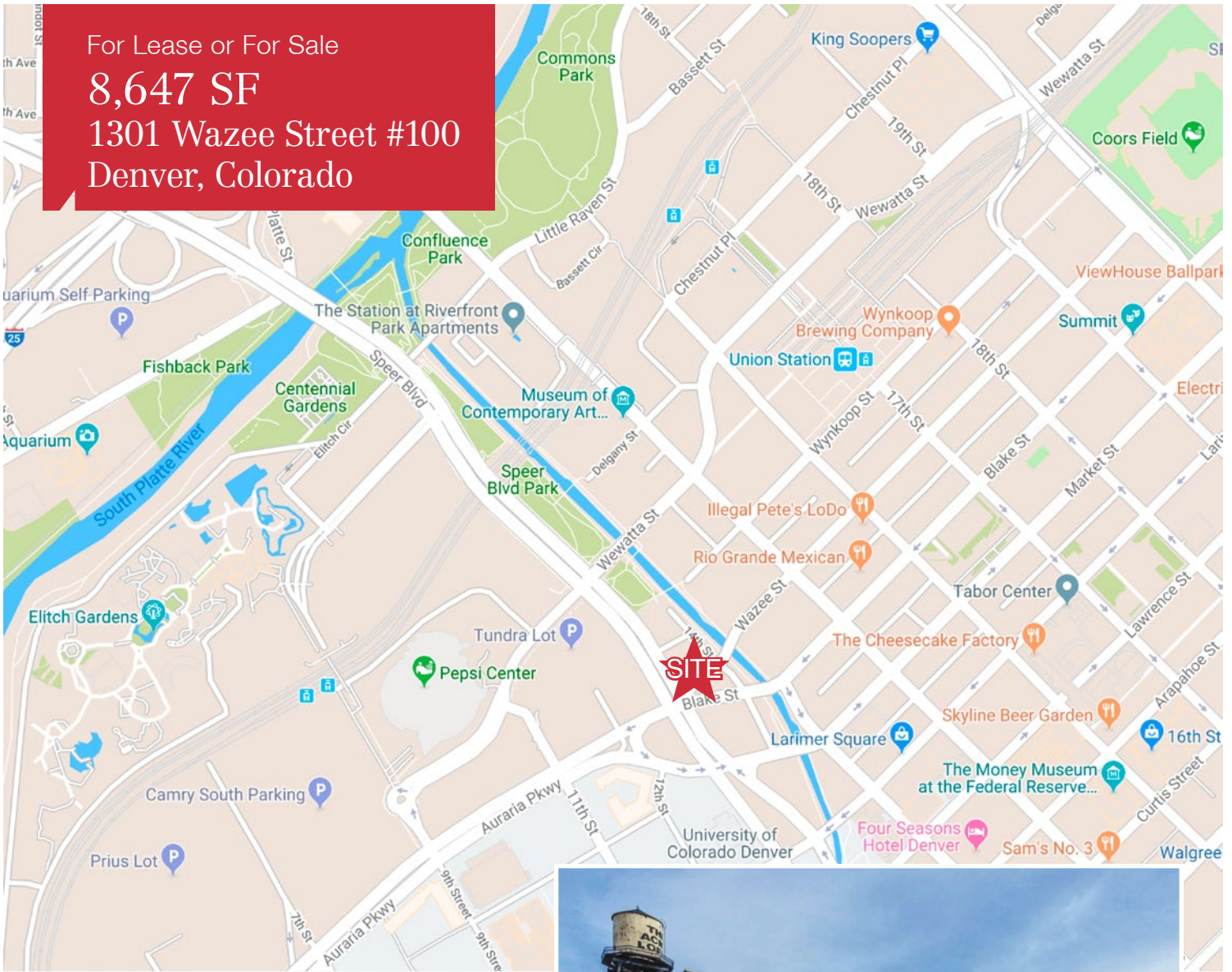


For more information:
Trent Rice
303 565 3033
trice@shamesmakovsky.com

Todd Snyder
720 881 7533
tsnyder@shamesmakovsky.com

Connor Donahue
720 881 7539
cdonahue@shamesmakovsky.com

For Lease or For Sale
8,647 SF
1301 Wazee Street #100
Denver, Colorado



Traffic Counts

	Vehicles/Day
Speer Blvd @ Wazee St	118,000
Blake St @ Speer Blvd	35,200
Wazee St @ 15th St	12,000

*Source: LandVision

For more information:

Trent Rice

303 565 3033
 trice@shamesmakovsky.com

Todd Snyder

720 881 7533
 tsnyder@shamesmakovsky.com

Connor Donahue

720 881 7539
 cdonahue@shamesmakovsky.com

Demographics

	1 Mile	3 Mile	5 Mile
Population	21,649	223,768	468,329
Average Household Income	\$111,343	\$85,571	\$93,008
Daytime Employees	99,665	219,088	320,812

*Source: LandVision

1400 Glenarm Place, Suite 100
 Denver, CO 80202
 303 534 5005

naishamesmakovsky.com