



WZEPHYR

998 Navajo Street | Denver, Colorado 80204

Development Overview

- New construction 1,917 SF street-level turn-key retail space
- Adjacent to the new DHA HQ building currently housing 165 employees with 250 employees at full capacity
- Located at the 10th & Osage Station, with approximately 1,900 people boarding and exiting the train daily
- Mariposa neighborhood boasts 502 rental apartments, 58 for sale townhomes, and 80,424 SF of office & retail
- Close proximity to Santa Fe Arts District featuring over 60 galleries, restaurants and shops
- Easy access to Downtown Denver, I-25, 6th Ave Freeway, Santa Fe Dr, Speer Blvd, and Broadway
- Parking available in 1035 Osage garage as well as street

Lease Rate: \$25.00/SF NNN

Property Facts

Available SF:	1,917 SF
Building SF:	100,402 SF
Residential Units:	77
Parking:	77 Spaces
Year Built:	2014
2020 NNN Expenses:	\$6.50/SF (Est.)

For more information:

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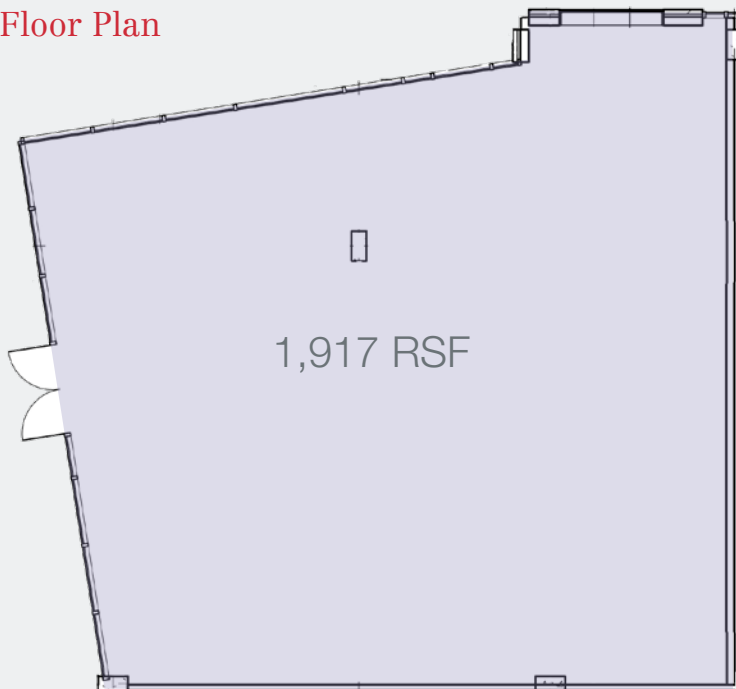
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Retail For Lease
1,917 RSF
 998 Navajo Street
 Denver, Colorado



Floor Plan



Mariposa at a Glance

Total Apartments:	502
Market Rents	\$1.50-\$2.00/SF
Total Townhomes:	58
Total Retail / Office:	118,270 SF
Parking:	525 Spaces
Years Built:	2013 - 2019

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