

Prime LoDo Retail & Office Space For Lease



1620 Market Street | Denver, CO | 80202



1873 S. Bellaire Street
Denver, CO 80222
(303) 765-4344 O

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Right Off 16th Street Mall!

Building Size: 16,377 SF	- 12' to 14' ceilings
Available Space: 6,783 SF	- Easy access to public transportation
Flexible lease options	- Retail/restaurants all within walking distance!

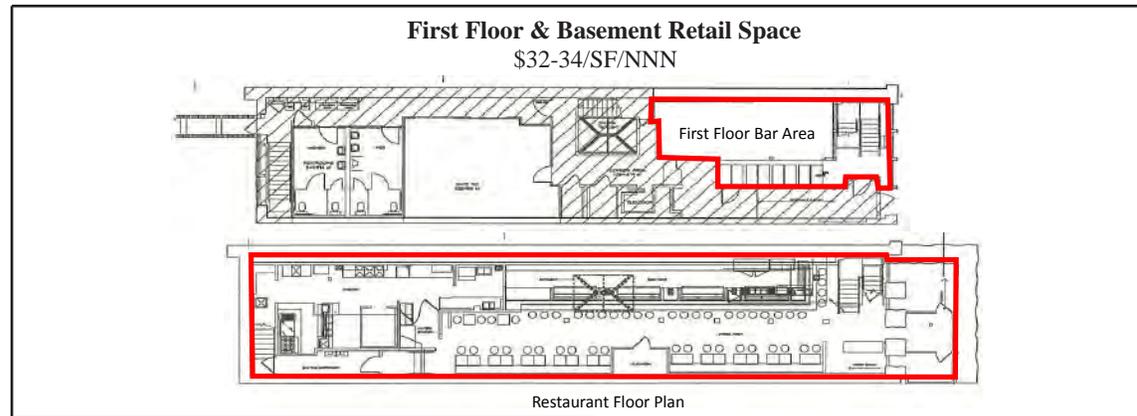
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Available Retail & Office Suites



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Suite 2E - \$26/SF

- 1,501 SF
- Great space for a small and growing business.
- 4 offices, reception and storage, and break area with sink.
- Move-in ready!

- 4,688 SF
- Great restaurant or retail space
- Flexible lease terms
- First floor bar/reception area

Suite 2W - \$1000/month

- 503 SF
- Excellent collaborative office space for approximately 3-5 individuals
- Move-in ready!
- Exceptional lease rate for Downtown Denver/LoDo market

Suite 5E - \$26/SF

- 1,780 SF
- Perfect space for a small business
- Move-in ready!

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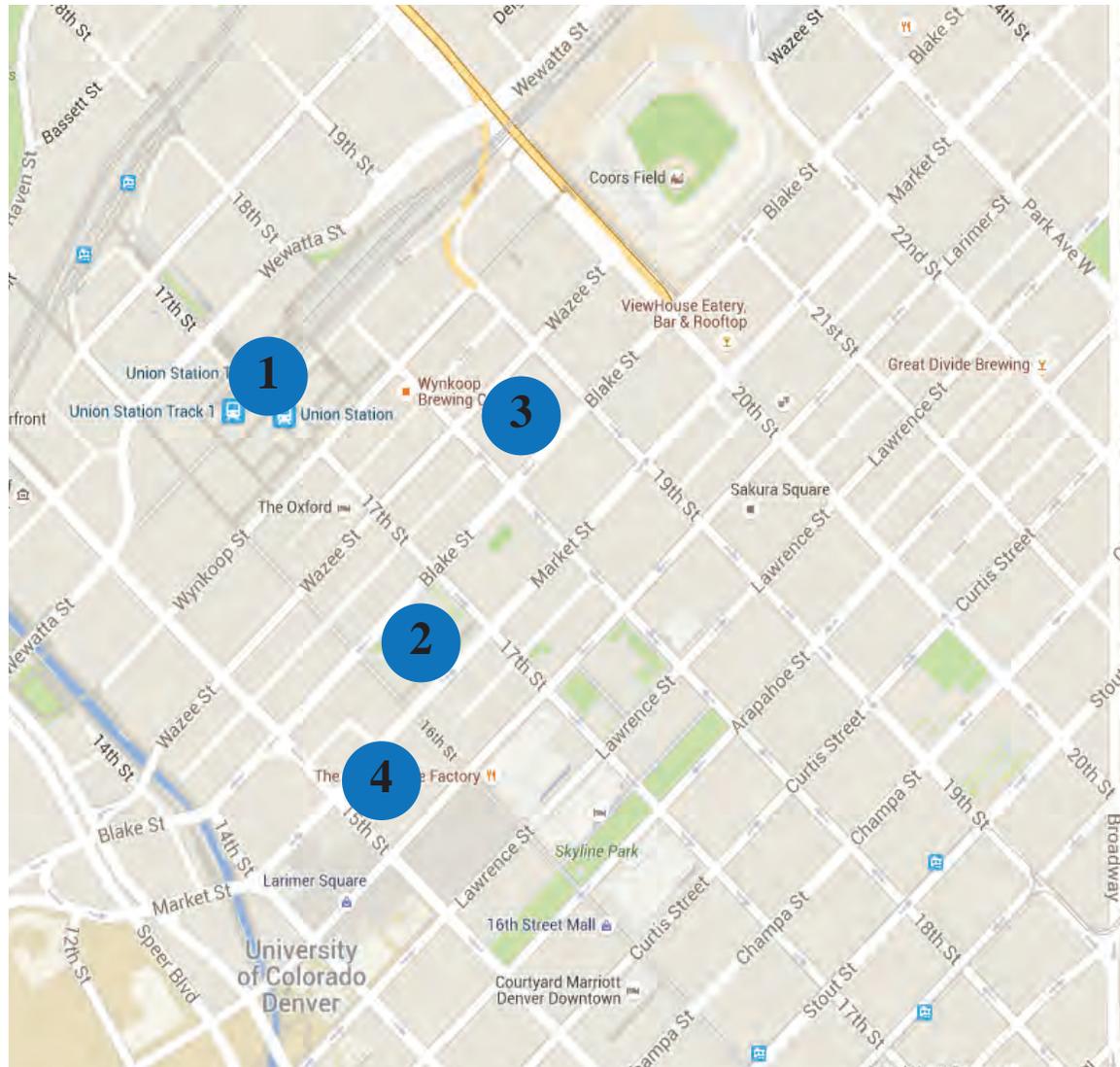
Location Overview



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New Surrounding Developments:

1. Denver Union Station

- New Light Rail: Union Station to DIA
- \$500 million dollar transportation hub

2. Market Station

- Redevelopment of Denver's RTD Bus Station
- Plans for restaurants and retail
- \$150 million mixed-use project

3. Dairy Block

- Due to open Spring 2017
- Walkable micro-district in the heart of LoDo.
- Retailers, restaurants, and new independent hotel

4. 1600 Market Hotel

- 222 rooms
- 11 Stories

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