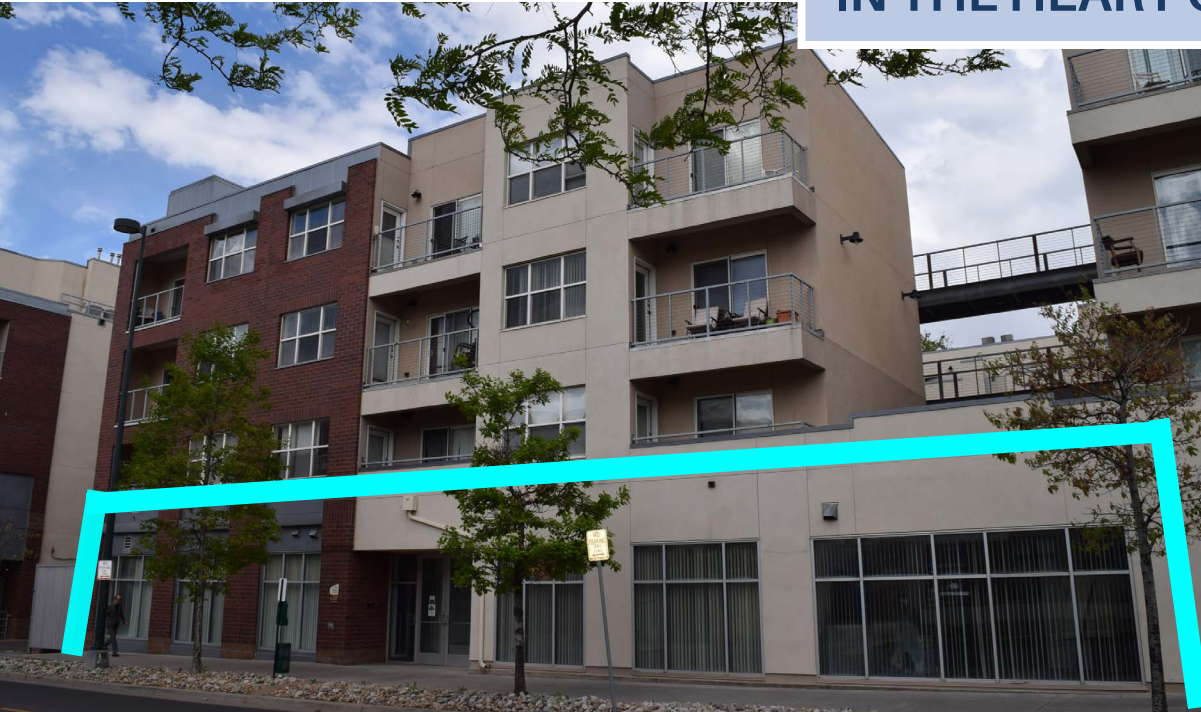


**2530 WASHINGTON ST
DENVER, CO 80205**

\$1,379,070 (\$210/SF)

**RARE OFFICE CONDO FOR SALE
IN THE HEART OF FIVE POINTS!**



RANDY SWEARINGEN
rswearingen@riseccps.com
303.521.7354

PROPERTY HIGHLIGHTS



Located at ground zero of the historic Five Points neighborhood



Ground level space with 6 private offices, full meeting/board room with separate private entry, full cooking kitchen, gathering area and ample room for storage and IT rooms



6,567 SF w/ primarily open floor plan that is capable of absorbing more or less offices



Open floor plan that is capable of absorbing more offices



Ability to demise space into two separate units



13 covered parking spaces!



Directly adjacent to light rail line L, stop Welton and 27th

New Projects Forthcoming

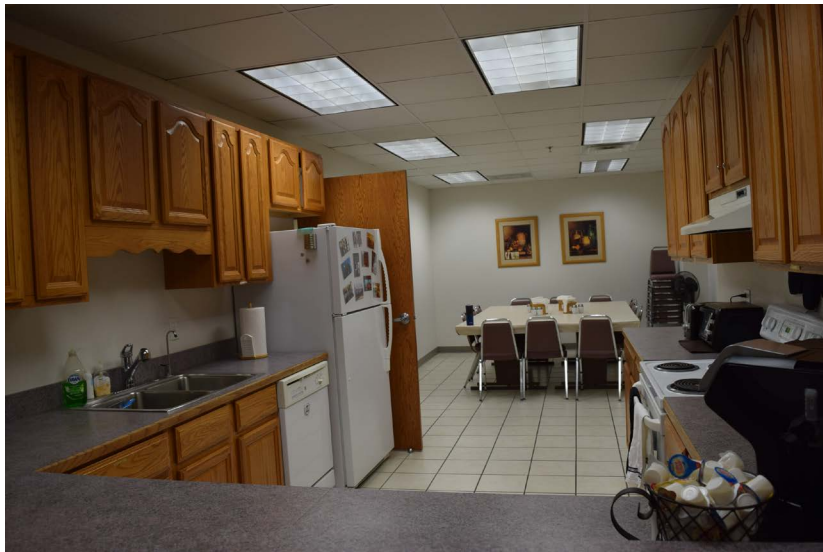


Chauncey Billups and Palisades Partners have partnered together to re-open the historic Rossonian Hotel. Celebrating the rich 5 Points culture, Palisades Partners intends to reopen the Rossonian as a 41-room hotel with a ground-floor restaurant and lounge to reflect the neighborhood's rich history. This development will take place directly adjacent to 2530 Washington St.

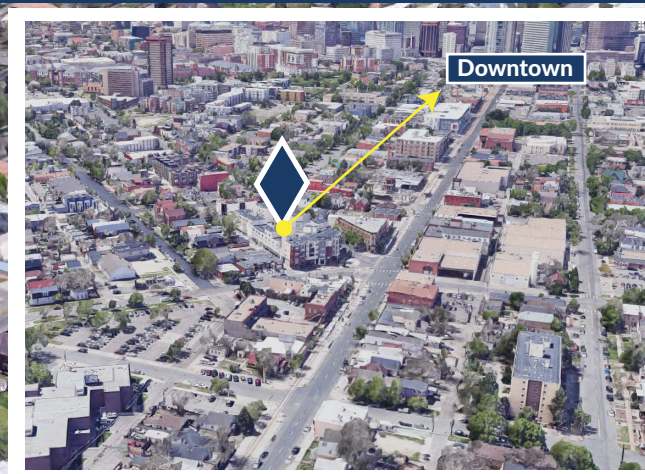


Palisades Partners is developing a nine-story mixed-use project, The Hopper, which will be located directly across Welton St. This project will include 33,000 square feet of class A office space with one level each of above- and below-grade parking. There will also be 6,400 square feet of ground-floor retail space and 103 apartment homes.

PROPERTY PHOTOS



2530 Washington St, is located in Denver's historic Five Points neighborhood, with easy access to LoDo, RiNo and CBD via Light Rail, bus, bike, etc. This sale opportunity includes 6,567 SF of office space that is perfect for a company's headquarters, branch or has the possibility to be divided into two separate units



FLOOR PLAN

■ / ┌ Denotes cubes & demountable office walls

