



FOR LEASE

6,000- 18,000 SF Ofc/Whrs, Flex, Or Retail

1219-1235 Delaware St | Denver, CO 80204



LOCATED IN GOLDEN TRIANGLE

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT
303.512.1156
gknott@uniqueprop.com

ZACH SMITH

BROKER ASSOCIATE
303.512.2734
zsmith@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Available SF:	18,641 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	0.43 Acres
Ceiling Height:	12' Clear
Drive In Loading:	2 tot./10'w x 12'h
Dock High Loading	Yes, Covered Dock Platform
Year Built:	1930
Zoning:	D-GT
Power:	800 Amp 3- Phase (heavy)
Sprinklers:	Yes (wet system)
Parking:	6 free Surface Spaces are available
Tenancy:	Single (Multiple possible)

PROPERTY OVERVIEW

Excellent, well located building, formerly the headquarters for a large contractor, The property is comprised of 3 "barrel" roof sections, mostly free span, with both dock and drive in loading. Located literally on the periphery of Downtown Denver with excellent access via Speer Blvd, Broadway, 13th, & Colfax Ave. Interior has been completely opened up for expansive work area, storage, production, warehouse, or additional build out . Building currently has 2 restrooms, break area, with no office finish. Permissively zoned with Denver Downtown-Golden Triangle (D-GT) designation, which allows for many diverse uses. Rate quoted is taking the premises as-is, however ownership is negotiable on contributing some improvements depending on the use and credit of Tenant. Call Greg Knott or Zach Smith to schedule showing.

PROPERTY HIGHLIGHTS

- Building is mostly open almost free-span with good ceilings height, has both interior dock loading area and drive in doors, heavy power, with multi tenant capability.
- Well located in the Golden Triangle close to staggering development and services.
- Flexible, permissive zoning.
- Fully fire sprinklered.

LOCATION OVERVIEW

Bordered by Lincoln, Colfax and Speer, Denver's Golden Triangle neighborhood is brimming with galleries, museums, restaurants, live music venues, theaters and remarkable architecture. The Golden Triangle boasts many of Denver's landmarks including the Denver Art Museum, History Colorado, The Denver Public Library, Byers-Evans House Museum, Clyfford Still Museum and The CELL.

Ideal location and zoning for Collaborative Office uses, Advertising/Marketing Firms, Industrial/Flex uses, General Retail, Food & Entertainment uses, Service uses, and many more.



USES BY RIGHT

DOWNTOWN GOLDEN TRIANGLE DISTRICT (D-GT)

The Golden Triangle (D-GT) is a neighborhood with a mixture of housing, office, commercial, and retail. It is a neighborhood of active pedestrian-oriented streets and mixed-use development. Historic buildings as well as contemporary structures designed with human scale and detail are a part of the district's unique character.

Possible uses by right include:
Industrial/Manufacturing/distribution
Arts, Recreation & Entertainment
Office/showroom
Retail/showroom
Auto service-light Use



