

# 1600

## SHERMAN STREET

— *Entire Building Sublease* —





*Ideal Creative Space  
with historic features*



*Newly remodeled patio*

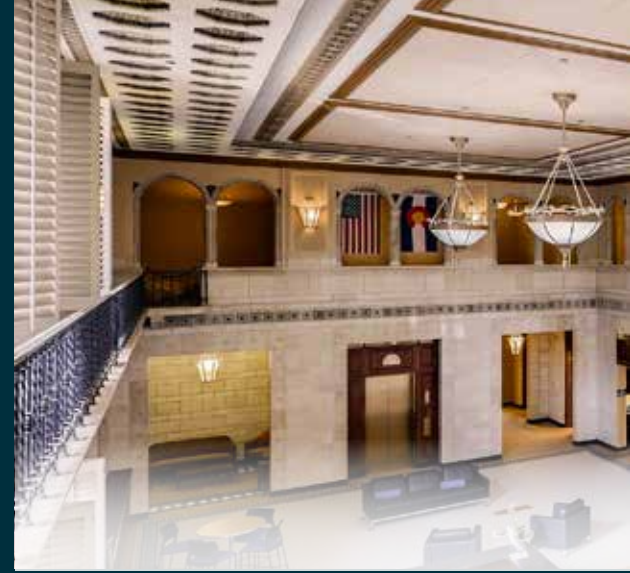
1600  
SHERMAN STREET



*2-story grand entrance*



*3-story walk-in safe*



## *Property Highlights*

**SIZE** - 22,857 SF

**BUILT** - 1924

**TERM** - through 1/31/2025

**PARKING** - 27 reserved spaces

**ASKING RATE** - Negotiable

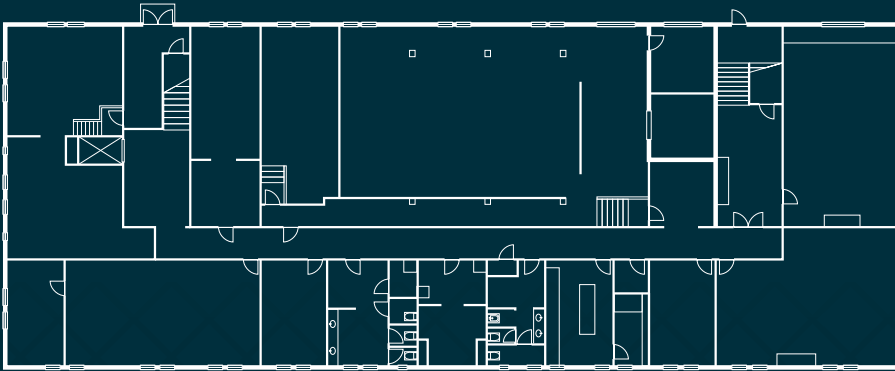
**TENANT IMPROVEMENT PACKAGE** - Negotiable

# *Full Building User Opportunity*

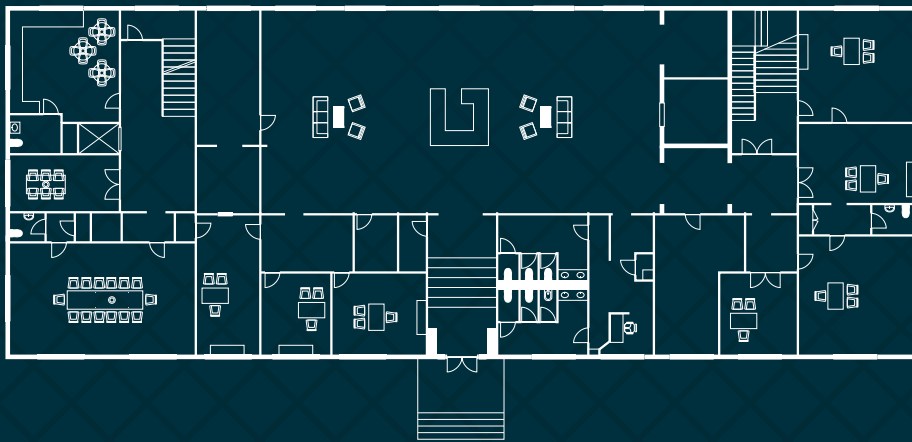




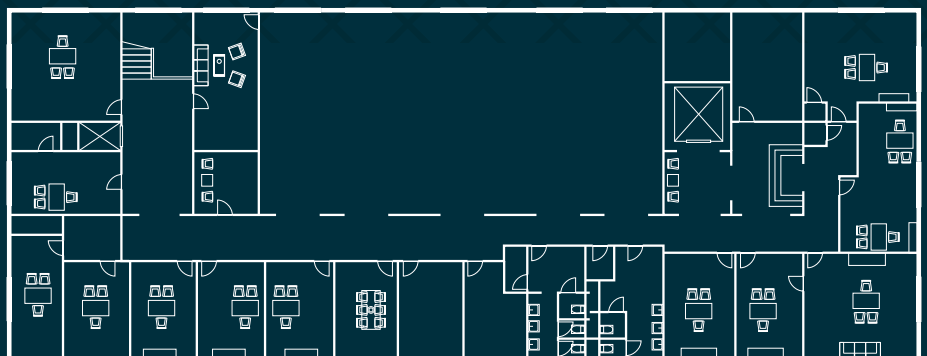
*Basement*



*First Floor*



*Second Floor*



# 1600

SHERMAN STREET



## FITNESS

1. Gym Uptown
2. Samadhi Center for Yoga
3. 17th & Grant Athletic Club
4. Bodies by Perseverance
5. Downtown Denver YMCA

## HOTELS

6. Hampton inn & Suites
7. Holiday Inn Express
8. Brown Palace Hotel & Spa
9. Warwick Denver Hotel

## RESIDENTIAL

10. Uptown Square
11. Park Avenue Lofts
12. One City Block
13. Skyhouse Denver
14. 300 East Seventeenth

## RETAIL & ENTERTAINMENT

15. Fedex Office Ship Center
16. Denver Wrangler
17. Williams Tavern
18. Masten Fine Framing & Gifts
19. Synergy Salon & Day Spa
20. Henry's Salon
21. Mykal Grant Day Spa & Salon
22. Marczyk Fine Foods
23. Uptown Wax
24. Fillmore Auditorium
25. X BAR
26. The Tup - Colfax
27. Sancho's Broken Arrow

## RESTAURANTS

28. Fluid Coffee Bar
29. Walters Pizzeria
30. Las Delicias
31. D Bar Denver
32. Marg's World Taco Bistro
33. Subway
34. Randolphs Restaurant and Bar
35. The Sandwich Board
36. Tuscany Coffee & Deli
37. Masterpiece Deli Uptown
38. Park & Co
39. Ace Eat & Serve
40. Steubens
41. Beast & Bottle
42. Tony P's 17th Avenue
43. 7-Eleven
44. Caveau Wine Bar
45. Tavern Uptown
46. 7-Eleven
47. The Avenue Grill
48. Hamburger Mary's
49. Starbucks
50. Curious Coffee
51. The Sandwich Board
52. Pho-natic
53. Shish Kabob Grill
54. City Grille
55. Fork and Spoon
56. McDonalds
57. 7-Eleven
58. Pizza Fusion Denver
59. Tom's Diner

*Hadley Cox*

Vice President  
303.628.1774  
Hadley.Cox@cbre.com

*Mark Floersch*

Senior Associate  
303.628.7459  
Mark.Floersch@cbre.com

*Drew Thomas*

Associate  
303.628.1722  
Drew.Thomas@cbre.com

**CBRE**