

1425

MARKET STREET
DENVER, CO 80202

\$14-24/SF NNN
LEASE RATE

OFFICE SUITES
AVAILABLE



**CENTRALLY LOCATED IN
DOWNTOWN DENVER**



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	675 - 5,103 SF
Lease Rates:	Suites 210/215/225 \$24.00 SF/yr (NNN) Suite 10 \$14.00 SF/yr (NNN)
NNN Expenses:	\$11.60/SF
Building Size:	17,700 SF
Building Class:	B
Zoning:	D-LD
Renovated:	2015

PROPERTY OVERVIEW

1425 Market Street is a Retail / Office building with a contemporary building design and loft like features. The remodeled space features an open floor plan, exposed brick, ceiling beams and tons of natural light. The Property has a GREAT Lower Downtown location within walking distance to numerous restaurants, shopping, near Larimer Square between 14th and 15th street. Signage Available.

PROPERTY HIGHLIGHTS

- Contemporary Building Design and Loft Like Features
- Open Floor Plan, Exposed Brick, Ceiling Beams and Natural Light
- Great Lower Downtown Location
- Turnkey | Furniture Included
- Signage Available

SUITE DETAILS

Suite 10

\$14.00 SF/yr (NNN)

Available

5,103 SF

- Lower Level
- Open Floorplan

Suite 210

\$24.00 SF/yr (NNN)

Available

675 SF

- Two Levels
- Exposed Brick

Suite 215

\$24.00 SF/yr (NNN)

Available

2,793 SF

- Plenty of Natural Light
- Exposed Brick
- Large Kitchen
- Two Private Offices

Suite 225

\$24.00 SF/yr (NNN)

Available

1,562 SF

- 8-12 Work Stations
- Two Private Offices
- Small Kitchen Area
- Exposed Brick

Suites Combined (210 , 215 & 225)

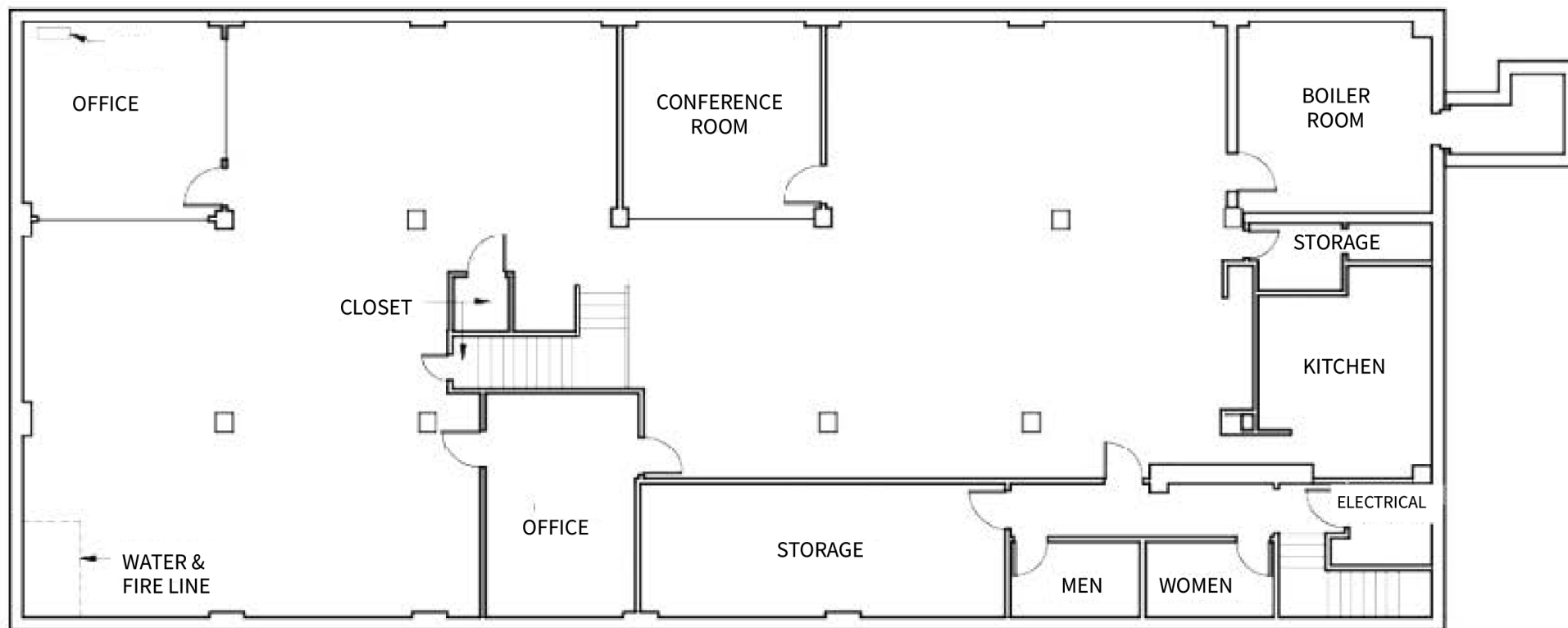
Available

5,030 SF

- Furniture can be negotiated in Lease

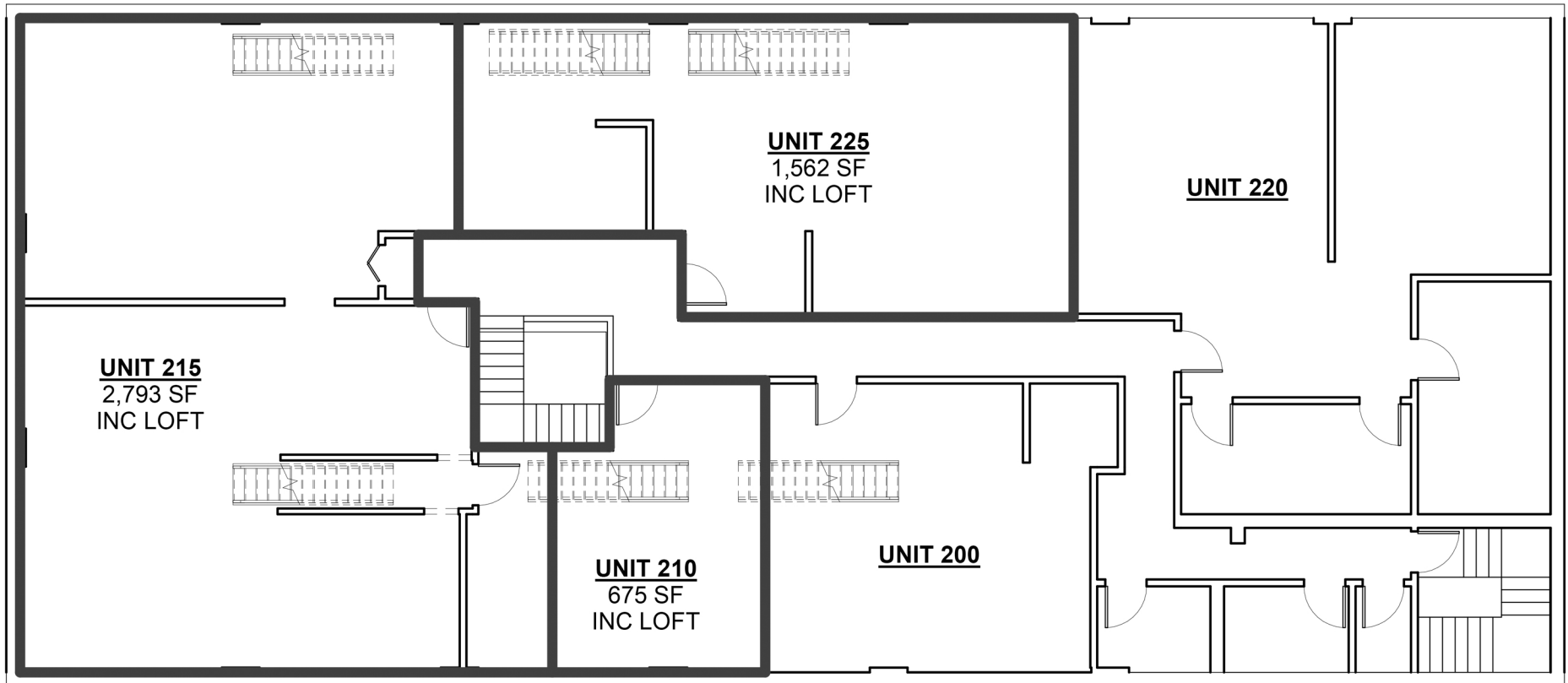


LOWER FLOOR LEVEL



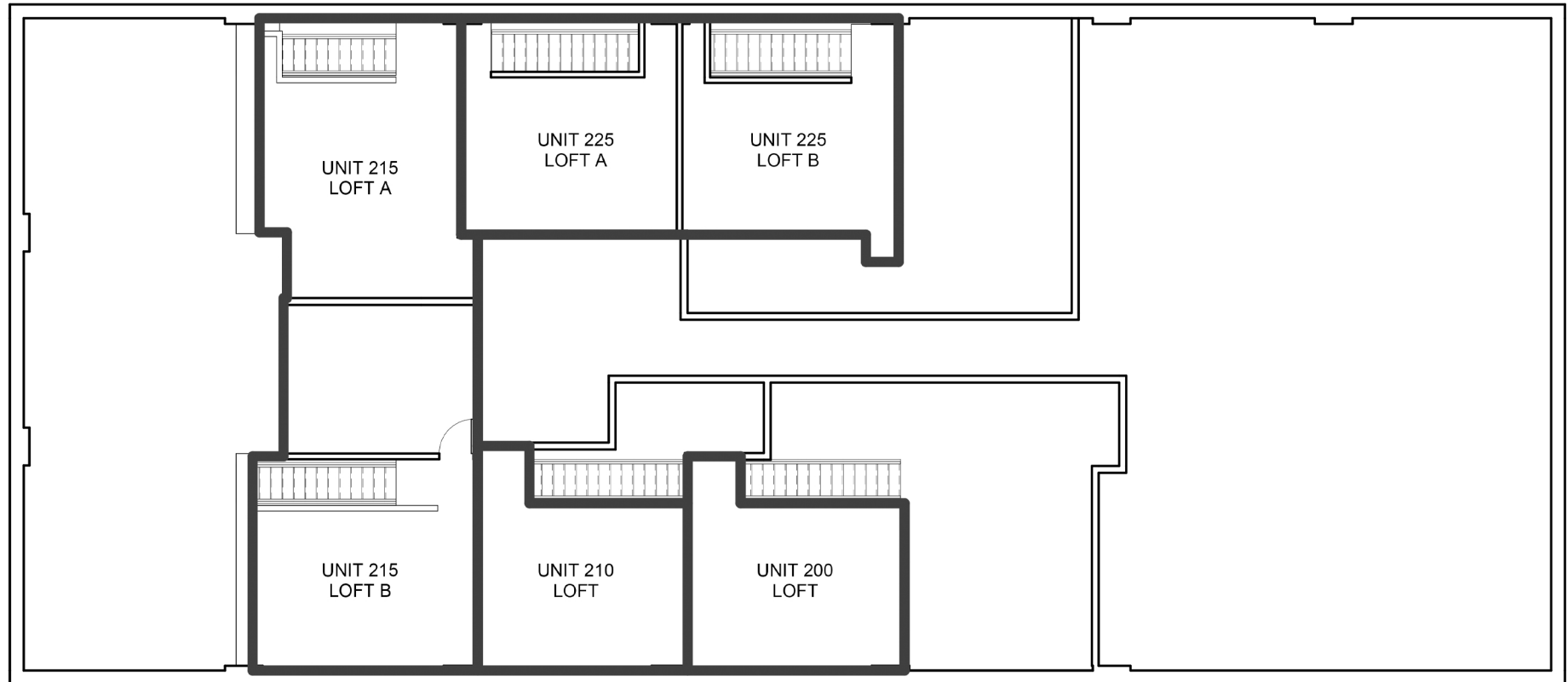
1425 MARKET ST
AVAILABLE
LOWER LEVEL - SUITE 10
N.T.S

UPPER FLOOR LEVEL



1425 Market St
Available
Second Floor Suites
N.T.S.

LOFT LEVEL



1425 Market St
Available
Second Floor Lofts
N.T.S.

LOCATION MAPS

