

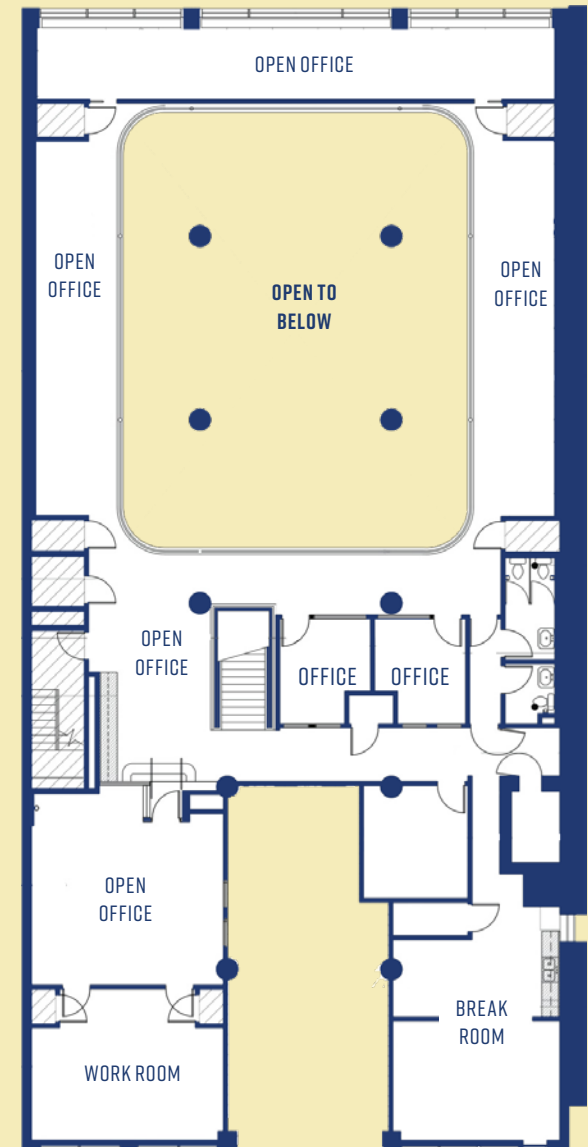
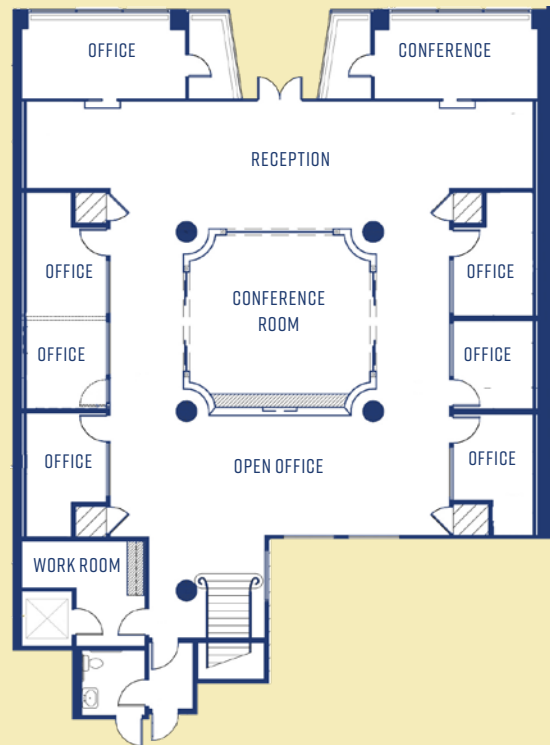


1732 CHAMPA STREET · DENVER, CO · 80202



8,250 SF

LEASE AVAILABLE...





...HISTORIC ART DECO BUILDING.

ADDRESS | 1732 Champa Street | Denver, Colorado 80202

BUILDING | 58,365 square feet

RETAIL | 8,250 square feet

BUILT | 1929

STORIES | 5

RESIDENCES | 31



UNIQUE FEATURES



Open layout with several meeting rooms



Exceptional visibility & exposure



8,250 square feet with wraparound mezzanine



Historic Art Deco building



Strong demographics & population growth



Easy access to transit & highways

CENTRAL LOCATION...



99

TRANSIT
SCORE



91

WALK
SCORE



91

BIKE
SCORE

NEAR PUBLIC TRANSPORTATION,
LIGHT RAIL, AND BIKE CORRIDOR

CLOSE PROXIMITY TO UNION STATION,
ABUNDANT RESTAURANTS, BARS AND
SHOPPING

Within .5 mile
40,000 workers

Within .25 mile
25,000 workers



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