

For Sale

251 E 12th Avenue

Denver, CO 80203

JLL is pleased to announce the exclusive listing of 251 E 12th Avenue. This 128,489* square foot office building sits on a 0.99 AC lot. Located in Denver's popular Capitol Hill neighborhood, this site offers incredible access to retail and restaurant amenities while being located near Denver's downtown employment hub. With its vibrant community atmosphere and historic charm, Capitol Hill is a sought-after location for both residents and businesses. The property at 251 E 12th Avenue provides a unique opportunity for investment or redevelopment, offering potential buyers a strategic foothold in one of Denver's most dynamic areas. Favorable zoning supports various residential and business uses, up to eight stories, making it an ideal choice for buyers looking to expand their portfolio in a thriving urban environment or users who know and appreciate this great location.



128,489* SF



0.99 AC



Zoning: C-MX-8



Access to Downtown

Prime Denver Location In Capitol Hill Neighborhood

In addition to its prime location and versatile structure, the property benefits from excellent transportation links, ensuring easy access for employees, clients, and customers alike. Public transportation options abound, and major highways are conveniently close, enhancing connectivity to the broader Denver area. This listing represents a rare chance to acquire a user office building or redevelopment site in a high-demand market. Potential buyers are encouraged to explore the possibilities that this exceptional property presents.

For More Information Please Contact:

Patrick Bolick
Managing Director
+1 303 390 5222
patrick.bolick@jll.com

Eric Carlbom
Managing Director
+1 303 390 5236
eric.carlbom@jll.com

Kurt Liss
Vice President
+1 303 390 5255
kurt.liss@jll.com

[Click For Drone Video](#)



*Per the City and County of Denver Assessor, the building was built in 1957 and contains 91,470 SF. However, in 2003, the former parking structure was converted into additional office areas. The property now includes a total building area of approximately 128,489 square feet which also includes the basement areas.