



*3,491 sf Creative Office or Retail Opportunity  
at the Front Door of Union Station*



**1708 WYNKOOP**  
AT DENVER UNION STATION



# One of the truly iconic historic renovations in downtown Denver.



VIEW FROM THE FRONT DOOR

## Property Highlights

- Premier creative office or retail space in the heart of LoDo
- High-identity location directly across from Union Station
- Historic brick and timber construction
- High-profile signage opportunity
- Connected to Denver via light rail

## Within 0.5 mile

154,706  
pedestrians  
per day\*

45,000  
est. daytime  
population\*

\$90k  
est. household  
income\*

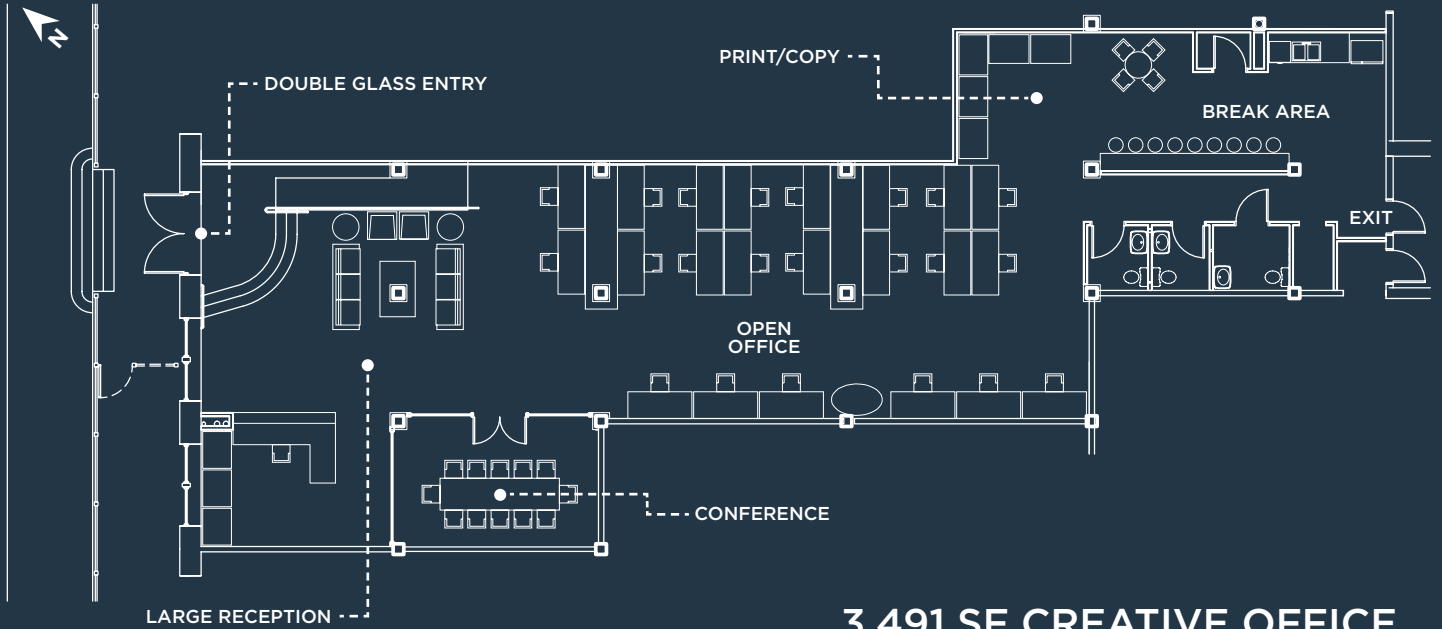
635k sf  
class A office  
under construction\*

\*based on 2018 statistics



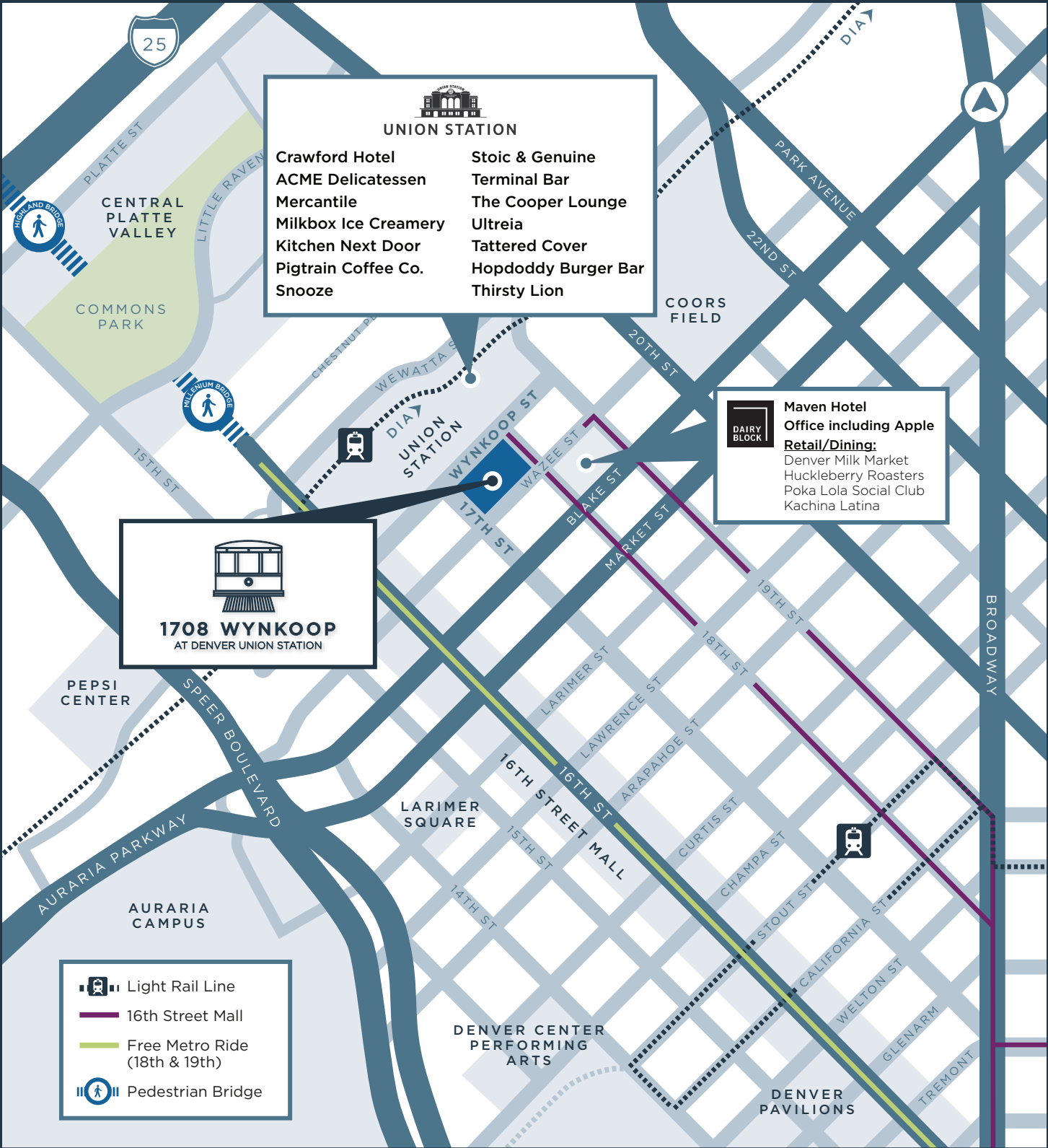


WYNKOOP STREET



**3,491 SF CREATIVE OFFICE  
OR RETAIL SPACE**





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