



### features

- 11,008 SF
  - 4,318 SF Leased Ground Floor Retail
  - 2,532 SF Leased Basement
  - 4,158 SF Vacant 2nd Floor Office
- Recent Restaurant Tenant Remodel
- Beautiful Second Floor Office Space
- Short Walk to Coors Field and Union Station
- Perfect for Office Owner/User Looking for Additional Income
- Price \$3,900,000

### overview

Outstanding opportunity for an office owner/user looking for a property with rental income. The ground floor is currently leased to a bar/restaurant concept and is a well known restaurant location.

The restaurant space has high ceilings, exposed brick and timber, and recently remodeled. Tenant is in the second year of a five year term with two (2) five (5) year options. First option includes three percent annual increases and the second option is at market. The current annual base rent of the triple net lease is \$133,564.

The high ceilings and brick and timber carry through to the beautiful second floor 4,158 office. The office is vacant and perfect for an owner user or immediately available for a tenant.

The property is ideally situated within walking distance to Coors Field, Union Station, the newly developed Market Station, 16th Street Mall and Central Business District with numerous restaurants, bars and retail.

### Contact:

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**SanbornAndCompany.com**

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# SANBORN AND COMPANY

**Owner/User Office  
With Retail Income**  
1822 Blake Street, Denver, CO 80202



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