



**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

500 Downing Street

Denver, Colorado 80218



SIGNATURE BUILDING WITH PRIVATE OFFICES IN THE HEART OF ALAMO PLACITA NEIGHBORHOOD

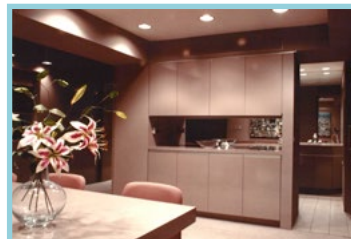
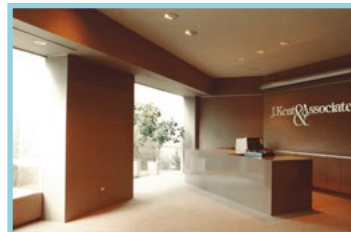
2,364 SF Office Space

Lease Rate: \$32/SF/Year NNN | Sale Price: \$1,654,800

500 Downing Street is a signature building on a highly visible corner location in the Alamo Placita neighborhood of Central Denver, close to Cherry Creek, Downtown, Midtown, 6th Avenue and Capitol Hill restaurants, etc. This building offers several private offices and an open bullpen area with classic Herman Miller workstations, conference room, kitchen/break room, reception area, central hall skylight, shower, backyard patio and green space with award winning designed interior. The site at 9,938 SF may allow additional development since the zoning requires 3,000 SF minimum lot size for residential structures, perhaps as many as 2 additional building sites. *Please see reverse for floorplan and aerial.*

Property Description

Building SF	2,364 (One story)
Land SF	9,936
Zoning	U-SU-A Existing office use is allowed
Sale Price	\$1,654,800
Rental Rate	\$32/SF/Year, NNN
Taxes	\$15,097 (\$6.37/SF/Year)
Parking	8 Spaces on site included





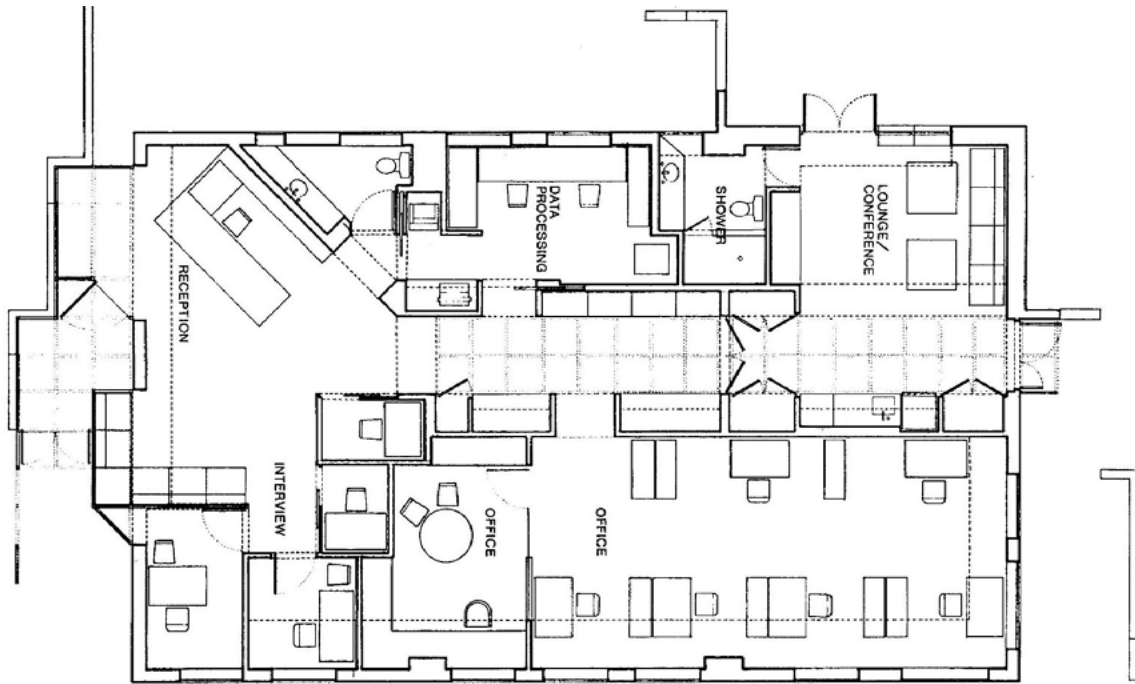
**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

500 Downing Street

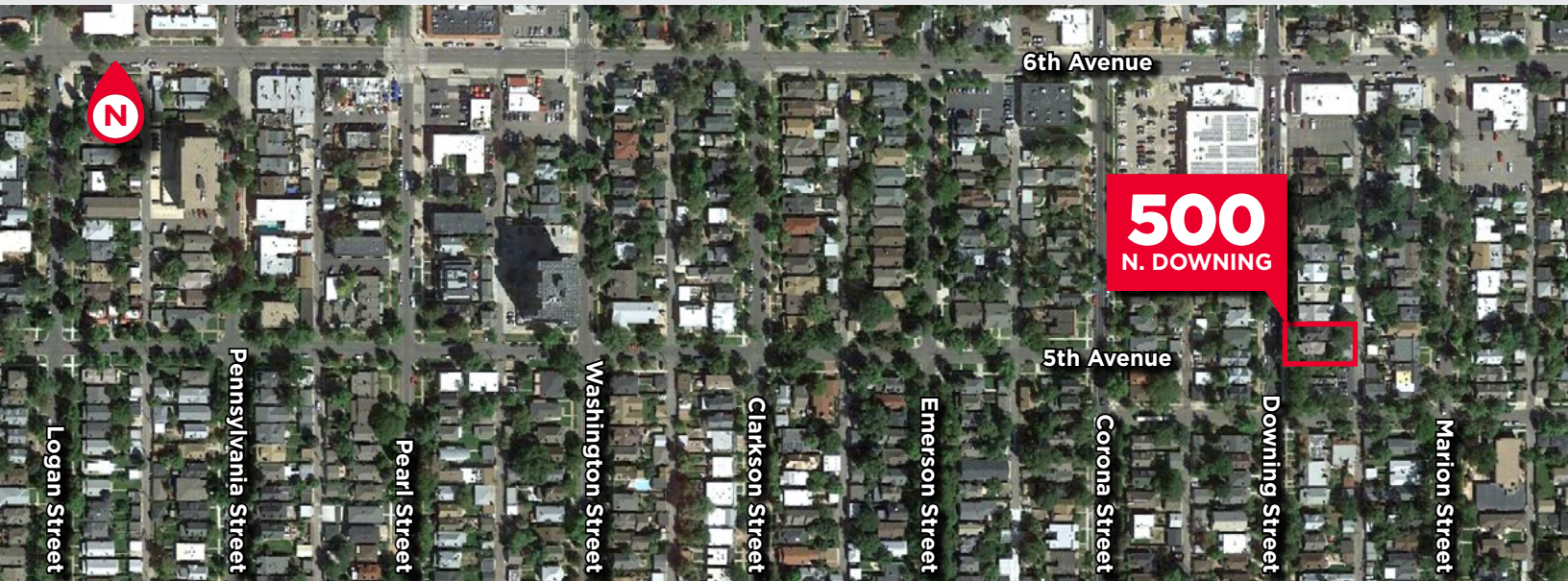
Denver, Colorado 80218

DOWNING STREET



ALLEY

5TH STREET



6th Avenue

500
N. DOWNING

5th Avenue

Logan Street

Pennsylvania Street

Pearl Street

Washington Street

Clarkson Street

Emerson Street

Corona Street

Downing Street

Marion Street

For more information, please contact:

TREVOR BROWN

Managing Director

+1 303 312 4208

trevor.brown@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700

F +1 303 534 8270

cushmanwakefield.com

© 2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.