



## 1001 Lincoln Street

Denver, Colorado 80206

### Property Features

- 21,132 SF free-standing office building on 0.53 AC lot
- Great redevelopment or owner / user opportunity
- Prominently located at the intersection of 10th Avenue & Lincoln Street with immediate access to downtown
- Dedicated underground garage with 57 spaces
- Irreplaceable location in the Golden Triangle surrounded by vibrant local retail, restaurants, cafes, museums, and other cultural venues
- Walk Score (96), Transit Score (57), Bike Score (95)
- Highly visible location offers great exposure to more than 40,000 vehicles per day

**Sale Price: \$5,862,400 (\$256/SF Land)  
(\$277/SF Bldg)**

### Property Facts

BUILDING SIZE	21,132 SF
LOT SIZE	0.53 AC (22,900 SF)
ZONING	D-GT (Golden Triangle)
TAXES (2019)	\$81,772.33
WALK SCORE	Walker's Paradise (96)
BIKE SCORE	Biker's Paradise (95)

### For more information:

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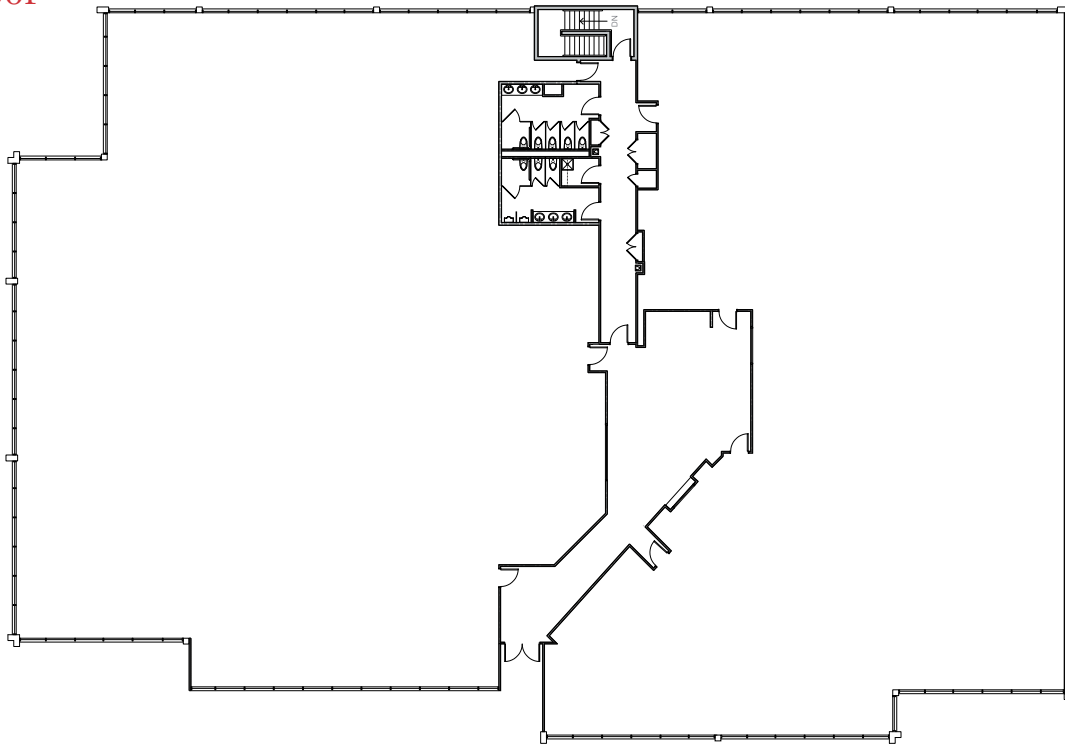
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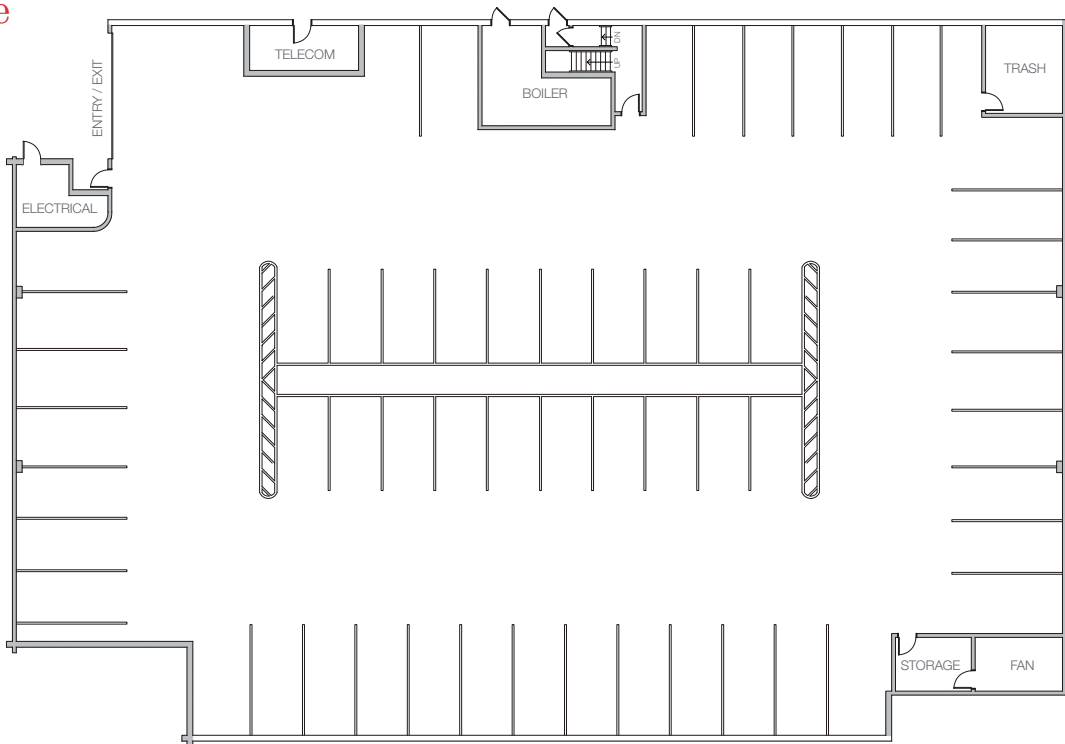
# For Sale

21,132 SF Bldg | 22,900 SF Land  
1001 Lincoln Street | Denver, CO 80203

## 1st Floor



## Garage



For Sale

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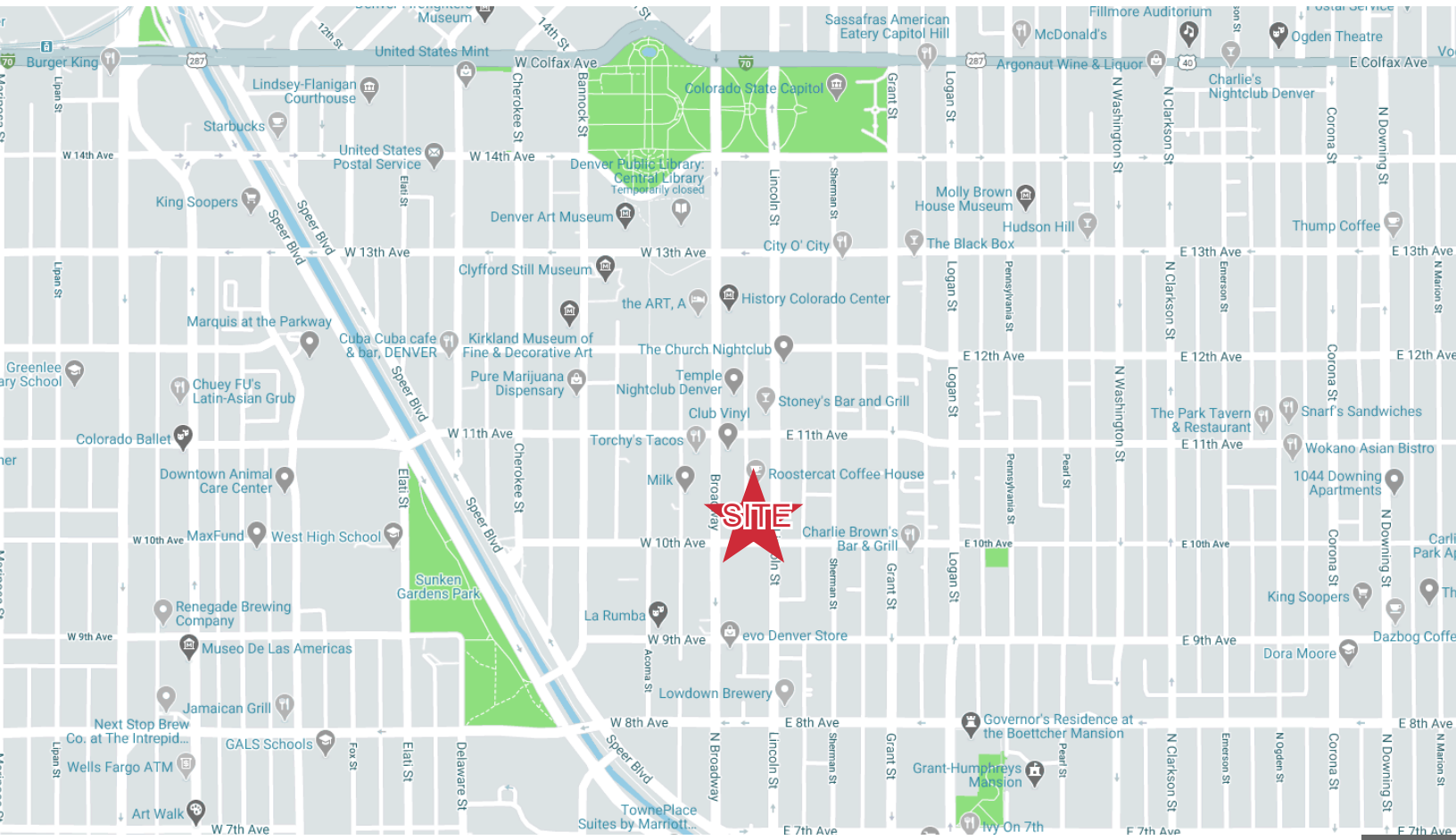


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## Daily Traffic Counts

Lincoln St @ E 11th Ave	40,000 VPD
W 11th Ave @ Acoma St	9,200 VPD
Broadway @ W 11th Ave	23,000 VPD
E 11th Ave @ Grant St	3,500 VPD

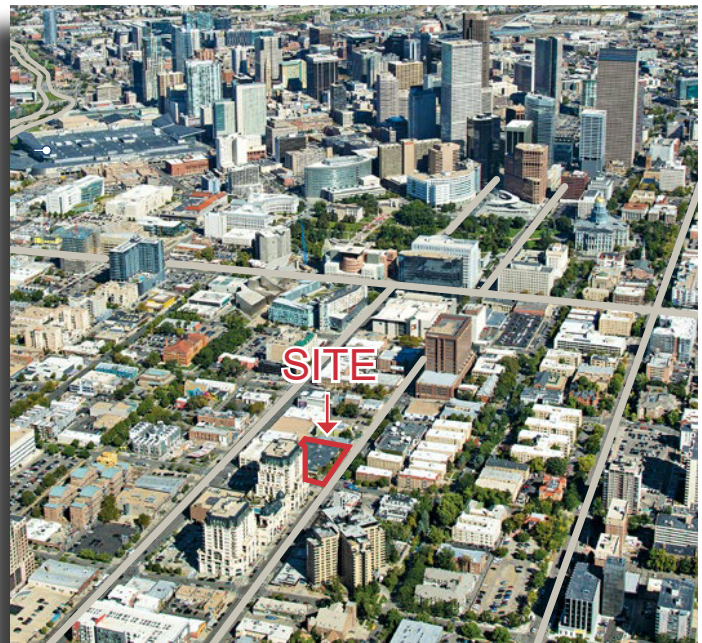
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