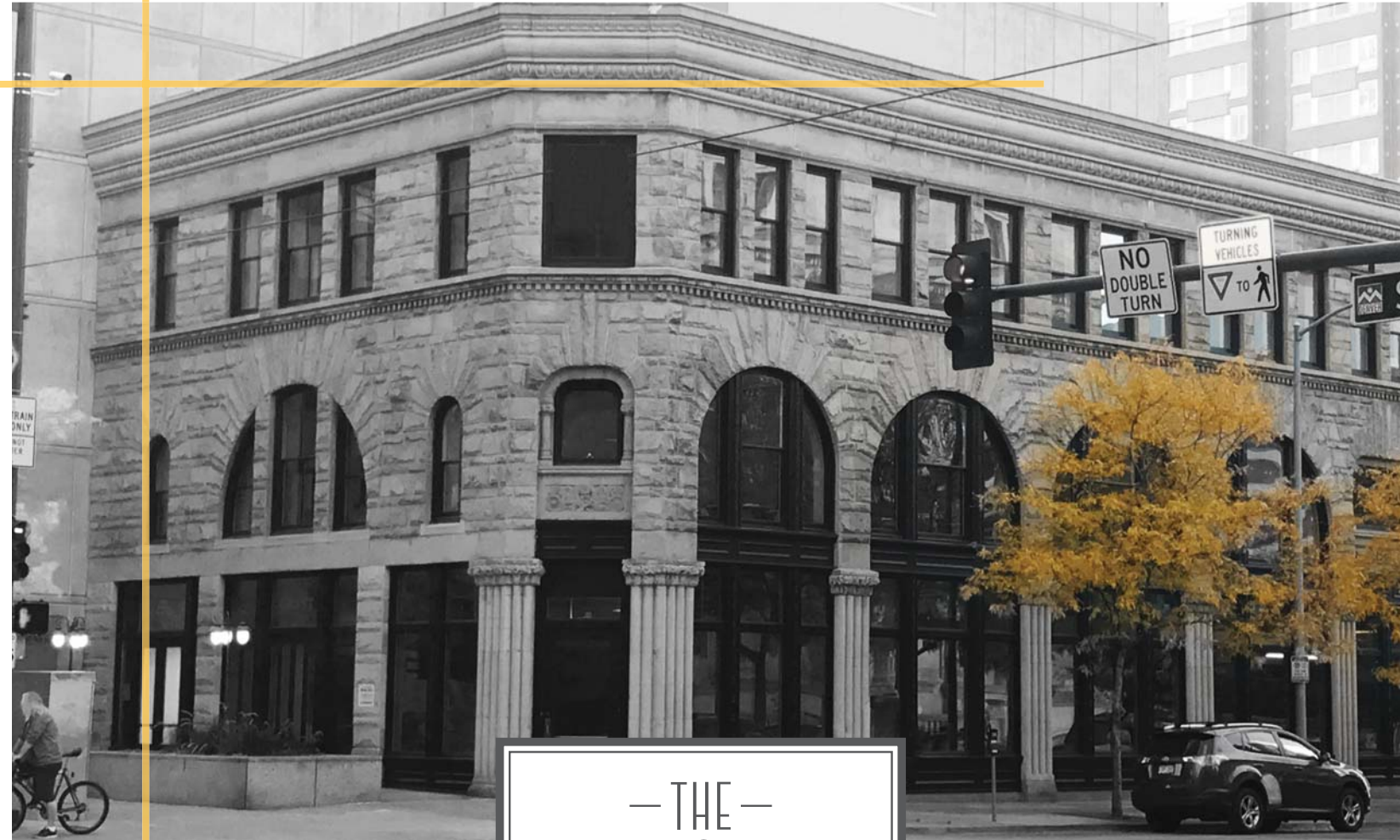


DEVELOPMENT MAP KEY - RECENTLY COMPLETED / UNDER CONSTRUCTION / PROPOSED

- 1 14th & Court Apartments – PROPOSED 14-Story Micro – Apartment building
- 2 SOVA (1901 Grant Street) - UNDER CONSTRUCTION 12-stories, 211 apartment units
- 3 650 17th Street – PROPOSED 90-stories, 284 luxury condos, 22K ground floor retail space
- 4 Renaissance Downtown Lofts (2075 Broadway) - UNDER CONSTRUCTION 6-stories, 101 apartment units
- 5 Alexan 20th Street Station (2014 California Street) - UNDER CONSTRUCTION 12-stories, 354 apartment units
- 6 21st & Welton Apartments (2300 Welton Street) - UNDER CONSTRUCTION 18-stories, 329 units
- 7 600 Park Avenue - PROPOSED 13-stories, 238 apartment units
- 8 Alexan Arapahoe Square (2100 Welton Street) - UNDER CONSTRUCTION 13-stories, 355 apartment units
- 9 The Quincy (999 17th Street) – UNDER CONSTRUCTION 28 stories, 360 Apartment units, 9 story office building
- 10 1901 Arapahoe Street – PROPOSED two 37- story towers, 730 condo units
- 11 The Ramble Hotel (1280 W. 25th Street) - UNDER CONSTRUCTION 3-stories, 50 room boutique hotel
- 12 S*PARK - (26th & Lawrence Street) UNDER CONSTRUCTION 5-buildings, 99 stacked flats/townhomes
- 13 Market Station (16th – UNDER CONSTRUCTION 10-story & 5-story buildings, 225 apartment units, 85k SF retail, 90K SF office
- 14 18th & Market Apartments – PROPOSED 11-stories, 305 apartment units
- 15 2401 Blake - UNDER CONSTRUCTION 7-stories, 241 apartment units



800 18TH STREET | DENVER, CO 80202

Retail Space For Lease in Iconic & Historic Building



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Available SF

Ground floor: 5,226 RSF divisible to 1,242 RSF

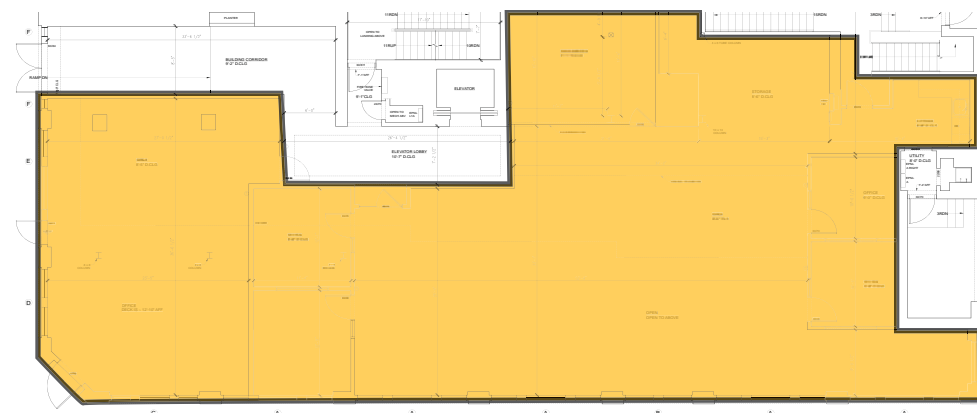
Lower level: 3,420 RSF

Lease Rate: Contact Broker

NNN: \$12.74/SF

LOWER LEVEL FLOOR PLAN

3,420 RSF
10'-12' CEILINGS

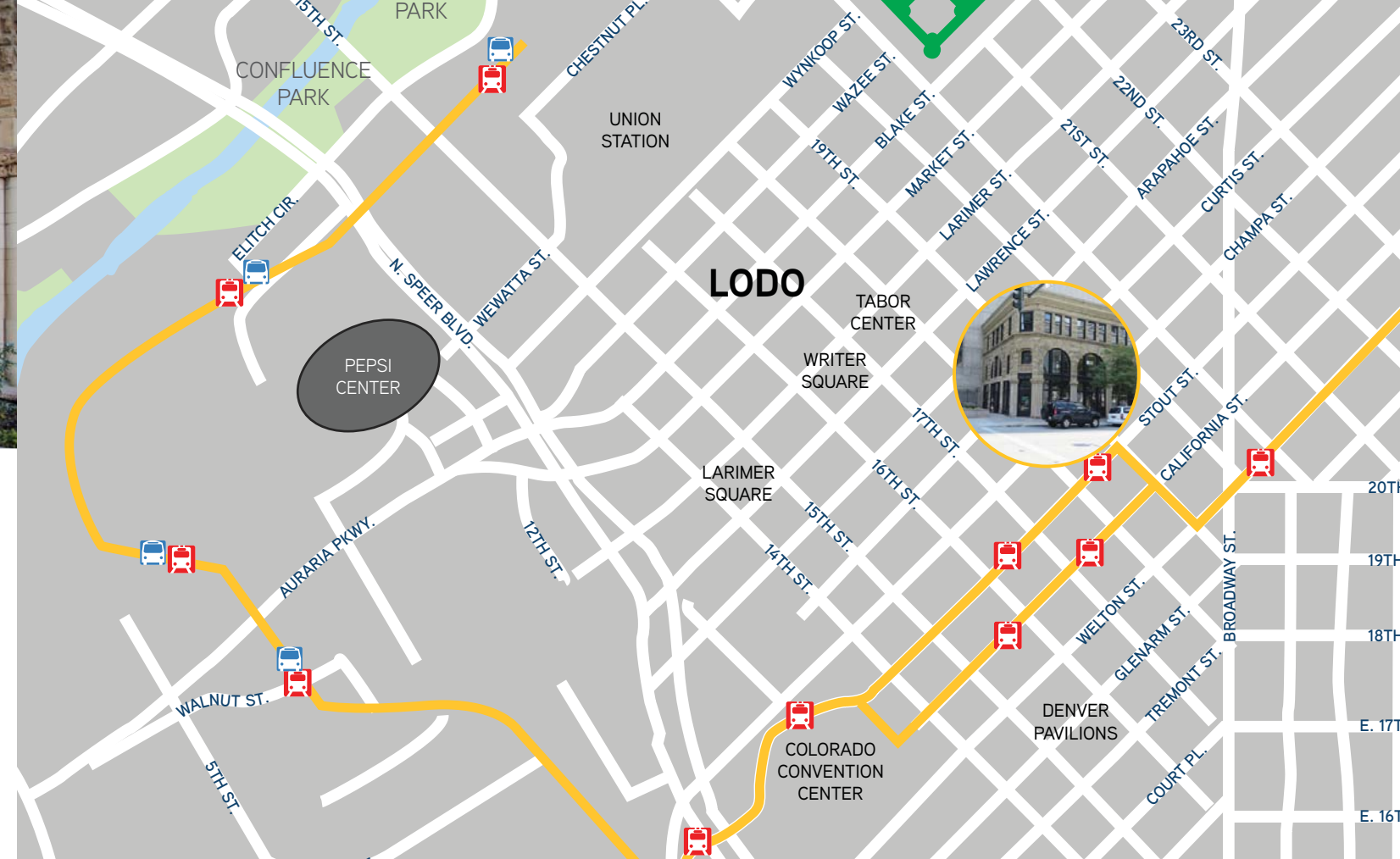


FIRST FLOOR PLAN

1,242 RSF - 5,226 RSF

Highlights

- Rare street retail space in historical building
- Built in 1891, renovated in 2011
- One of Downtown Denver's most iconic buildings
- Across from 18th & Stout light rail
- High ceilings with polished concrete floors, windows to street level
- Restaurant infrastructure in place
- Over 42 projects completed from 2014 - 2017 resulting in an additional 3,817 residential units, 1.6 million SF of office space, and 1,343 hotel rooms in the immediate area



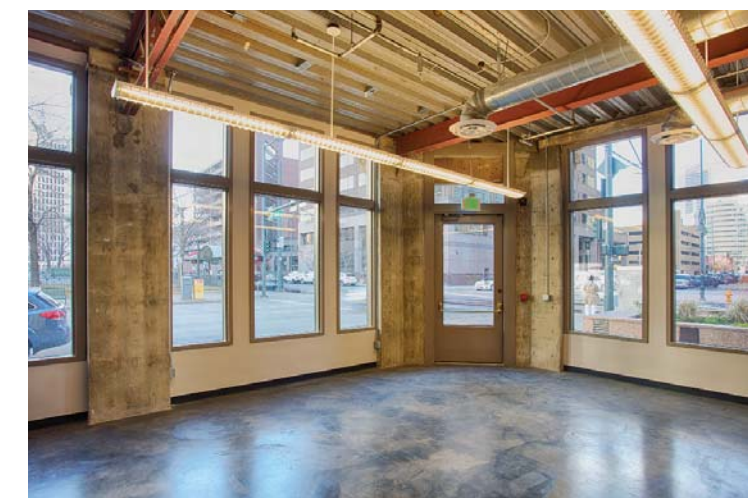
TRAFFIC COUNTS

14,828 VPD

18th St. NW of Stout St.
MPSI 2016 Estimates

11,730 VPD

18th St. SE of Stout St.
MPSI 2016 Estimates



DEMOGRAPHICS

	.25 MILES	.5 MILES	1 MILE
Population:	1,606	8,943	37,398
Avg. HH Income:	\$82,331	\$89,073	\$91,748
Daytime Population:	39,935	97,332	158,958

ESRI 2017 Estimates