

# 1630 Stout Street

Denver, CO 80202



## For Sale or Lease

**15,074 SF | Office or Retail | Offered at \$3,800,000**

Positioned just steps from Denver's re-imagined 16th Street, **1630 Stout Street** offers a rare opportunity to acquire or lease a recently updated office building in the heart of Downtown Denver's most dynamic and rapidly revitalizing district.

**Colliers**

**CHRIS WILEY**  
+ 1 303 283 4588  
[chris.wiley@colliers.com](mailto:chris.wiley@colliers.com)

**MATT BALL**  
+ 1 303 309 3526  
[matt.ball@colliers.com](mailto:matt.ball@colliers.com)



## Property Highlights

- Owner-user opportunity with immediate occupancy or lease-up potential
- Recent upgrades enhance both functionality and aesthetic appeal, allowing immediate occupancy with minimal additional investment
- Potential for mixed-use positioning (office, retail, or creative studio)
- Walkable to Union Station, RTD Light Rail, and the 16th Street retail corridor
- Surrounded by major employers, restaurants, and entertainment venues
- Open, flexible floor plan with high ceilings and recent upgrades
- Located along Denver's most prominent commercial corridor



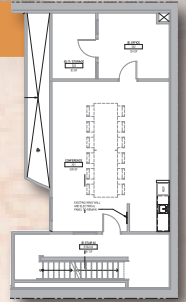
Stout Street  
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The office at 1630 Stout Street is designed for adaptability, supporting a wide range of users from creative firms to traditional office occupiers. Open layouts, high ceilings, and flexible configurations allow for efficient team collaboration while maintaining access to natural light throughout. The building's layout supports both single-tenant occupancy or multi-functional use across floors, making it ideal for an owner-user or investor seeking versatility.



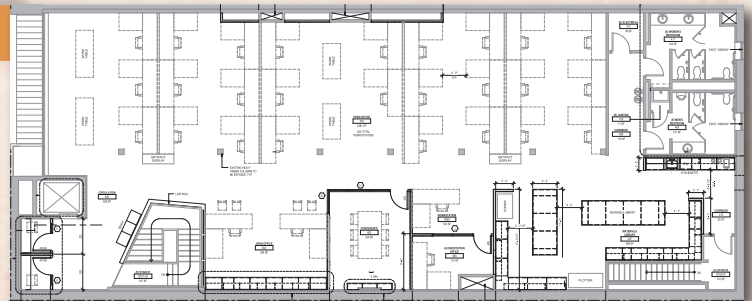
### Loft – 1,142 SF

- Unique mezzanine-style space overlooking lower levels
- Ideal for executive offices, breakout area, or creative studio
- Adds architectural character and functional separation within the building
- Flexible use for meeting space, lounge, or focused work environment



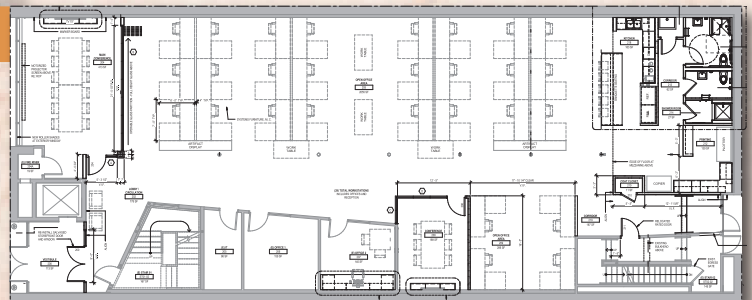
### Second Floor – 6,114 SF

- Efficient, full-floor layout with strong natural light throughout
- Combination of open workspace, conference rooms, and private offices
- Designed for team collaboration with flexibility to reconfigure
- Ideal for headquarters-style occupancy or single-tenant use



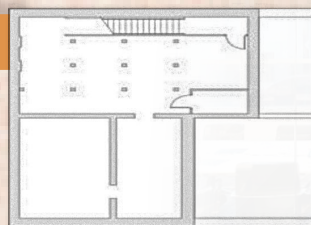
### First Floor – 6,126 SF

- Highly visible, street-facing space with strong glass line and branding opportunity
- Ideal for showroom, creative office, or retail conversion
- Open plan with a mix of collaborative workspace and private offices
- Direct access from Stout Street with seamless client/visitor experience



### Basement – 1,692 SF

- Functional support space for storage, IT infrastructure, or xback-of-house operations
- Ideal for file storage, equipment, or supplemental workspace
- Provides additional utility without impacting main floor efficiency



TAKE A VIRTUAL TOUR



## Why 1630 Stout?

- Rare small-format downtown building (hard to find in this size range)
- Ability to control your own real estate vs leasing in uncertain office market
- Positioned in path of growth with 16th Street Mall redevelopment
- Flexibility to adapt to evolving workplace strategies

**FOR SALE:** \$3,800,000

**FOR LEASE:** Contact Broker for Lease Rate and Operating Expenses

### Property Info

Year Built	1965
Renovated	2004
Zoning	D-C
Parking	Magnolia Hotel garage

### Demographics

	1 Mile	3 Mile	5 Mile
2023 Population	5,762	44,374	80,601
2028 population projection	6,114	48,240	87,163
Avg. household income	\$91,279	\$127,748	\$138,514

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