



Ice House

1801 Wynkoop Street, Denver, CO 80202

LoDo Opportunity Next to Union Station

BUILDING DETAILS

Property Overview

Total GLA	39,086 sq. ft.
Stories	5
Year Built / Renovated	1880 / 2000
Parking	60 Covered
Walk Score®	90 (Walker's Paradise)
Transit Score®	93 (Rider's Paradise)

Space Available

Garden Level	12,298 sq. ft.
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Key Features

- Located adjacent to Union Station in the heart of LoDo
- +12' ceiling clearance, exposed brick, multiple entrances, and street level windows providing plenty of natural light
- Unique opportunity to build out first generation retail with a generous tenant improvement allowance
- Located 2 blocks from Coors Field
- Building consists of retail space on the 1st floor and basement, and residential lofts on the 2nd to 7th floors



730 17th Street, Suite 820
Denver, CO 80202
www.stoltzleasing.com



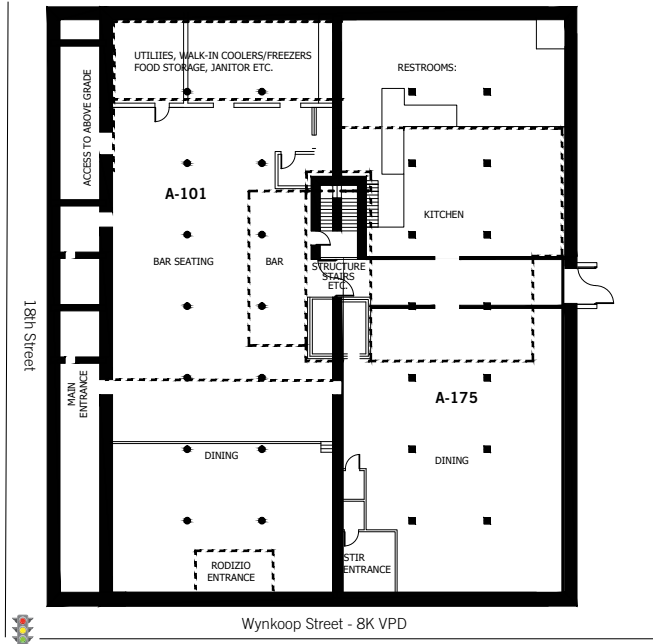
Kyle Stoltz
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GARDEN LEVEL



FIRST FLOOR



DEMOGRAPHICS

POPULATION	HOUSEHOLDS (HH)	AVERAGE HH INCOME	DAYTIME EMPLOYEES	TOTAL RETAIL SPENDING
1 mile: 42,484	1 Mile: 26,331	1 Mile: \$132,916	1 Mile: 122,985	1 Mile: \$1,060,000,000
3 miles: 241,966	3 Miles: 126,322	3 Miles: \$133,330	3 Miles: 235,604	3 Miles: \$5,090,000,000
5 miles: 469,541	5 Miles: 221,688	5 Miles: \$139,969	5 Miles: 363,446	5 Miles: \$9,290,000,000



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