

Retail/Restaurant Space for Lease | 891 Fourteenth Street Denver, Colorado 80202



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**A Rare Opportunity has just opened up
for Lease in Denver's acclaimed
Theatre District**

**Downtown Corner Space
Now Available for Lease**

LEASING SUMMARY

Asking Rent: \$32.00 psf + NNN

Space Available: 3,434 sf

Space Location: corner vacancy

Parking: on premises available

Term: 5 year minimum

weststar

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At the base of the distinctive 42-story SPIRE community complex in downtown Denver is an available south facing street-level 3,434 sf corner space on 14th and Champa streets that has just become available for lease. Located near the standing "blue bear" sculpture standing adjacent to the Convention Center, this rare opportunity exists within a high-density area in Denver's highly acclaimed Theatre District. Readily visible from 14th Street, this space had once served for years as a popular restaurant, formerly Uncle Joe's Hong Kong Bistro.

Besides on-street parking, customer-paid on-site parking is also available within the large multi-level SPIRE parking garage as a convenience for your customers. Whether another restaurant or eatery or a store that boasts unique fashion items or even a specialized retail store, this corner is in a prime location for a potential stream of possible customers. The SPIRE alone boasts 493 residences of high-end luxury living, and along with people who frequent the theatre and conventions makes this a viable equation for potential success. Please call for further information.

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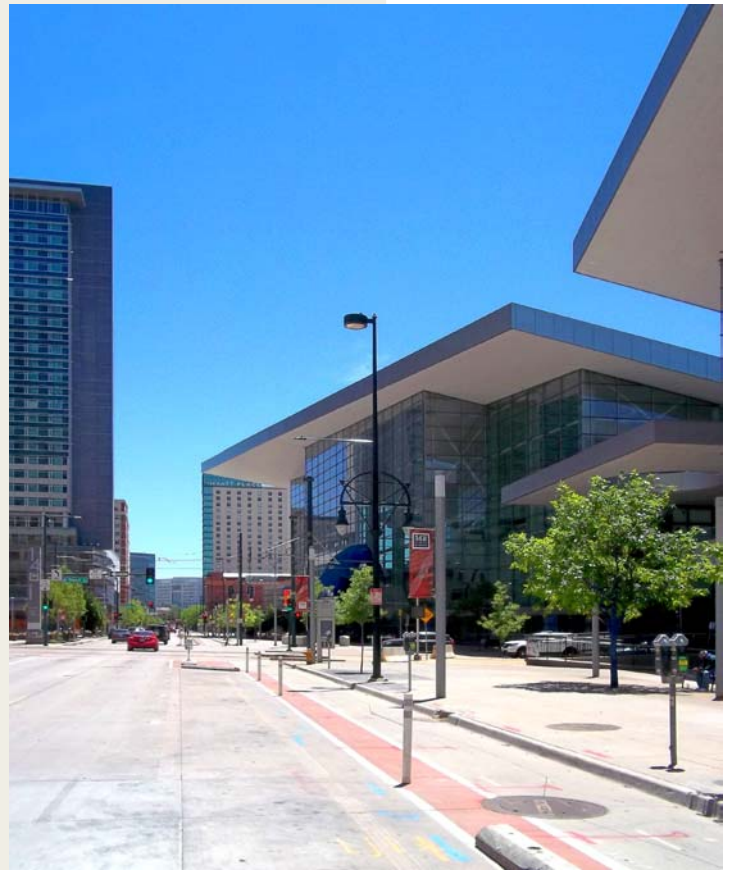
891 Fourteenth Street | in Denver's Theatre District

Denver, Colorado 80202 | Retail/Restaurant Corner Space Now Available for Lease



PROPERTY & AREA HIGHLIGHTS

- Located in popular Theatre District, downtown Denver ◀
- 493 residences in Luxury-driven 42-story SPIRE community ◀
- Parking on premises in the SPIRE parking lot ◀
- High visibility from 14th Avenue ◀
- Great demographics of downtown populations ◀
- Bus and Rail conveniently closeby ◀
- Only 25 miles from DIA ◀
- Competitive rates ◀
- Convention Center across the street ◀



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891 SPIRE, high-rise condominium community

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Please don't hesitate to give us a call for more information and to arrange for a showing of this uniquely available corner space opportunity

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