

194 sf - 1,000 sf Spaces Now Available for Lease | Newton Building

RIGHT IN THE HEART OF DENVER'S CAPITOL HILL | 1177 GRANT STREET, DENVER, CO 80203



Asking rate: \$14.00 psf Modified Gross

PHOTOGRAPHY | COPYRIGHT © 2025 J BARRY WINTER | ALL RIGHTS RESERVED

Currently, **seven spaces are now available for lease** in multiple sizes and would be an ideal fit to those companies needing a relatively close proximity to government, financial, legal and human resource offices and courts due to its location seated in the very heart of the Capitol Hill governing environment. Tenants have shared privileges to both a conference room and kitchenette. For a moderate monthly fee, reserved onsite surface parking is available, as well as street parking. Conveniently, a bus stop is located on Grant Street directly outside the front entrance to the Newton Building that is located on the corner of Grant St at 12th Avenue.

- ▶ **Available Spaces:** 308: 684 sf | 306: 710 sf | 304: 797 sf | 300: 1,000 sf **THIRD FLOOR**
- 106: 194 sf | 104: 780 sf | 102: 413 sf **GARDEN LEVEL**
- ▶ **Asking rate:** \$14 psf Modified Gross
- ▶ **Flexible Terms Available**



weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Tim Hakes

720-880-2923 direct | 720-352-9457 cell

tim@weststarcommercial.com

Lev Cohen

720-880-2925 direct | 720-232-4118 cell

lev@weststarcommercial.com

www.weststarcommercial.com



PROPERTY HIGHLIGHTS

- Flexible terms available
- Exceptionally quiet environment
- Security bars for garden level suites
- Onsite parking is available for a fee
- Shared conference room & kitchenette

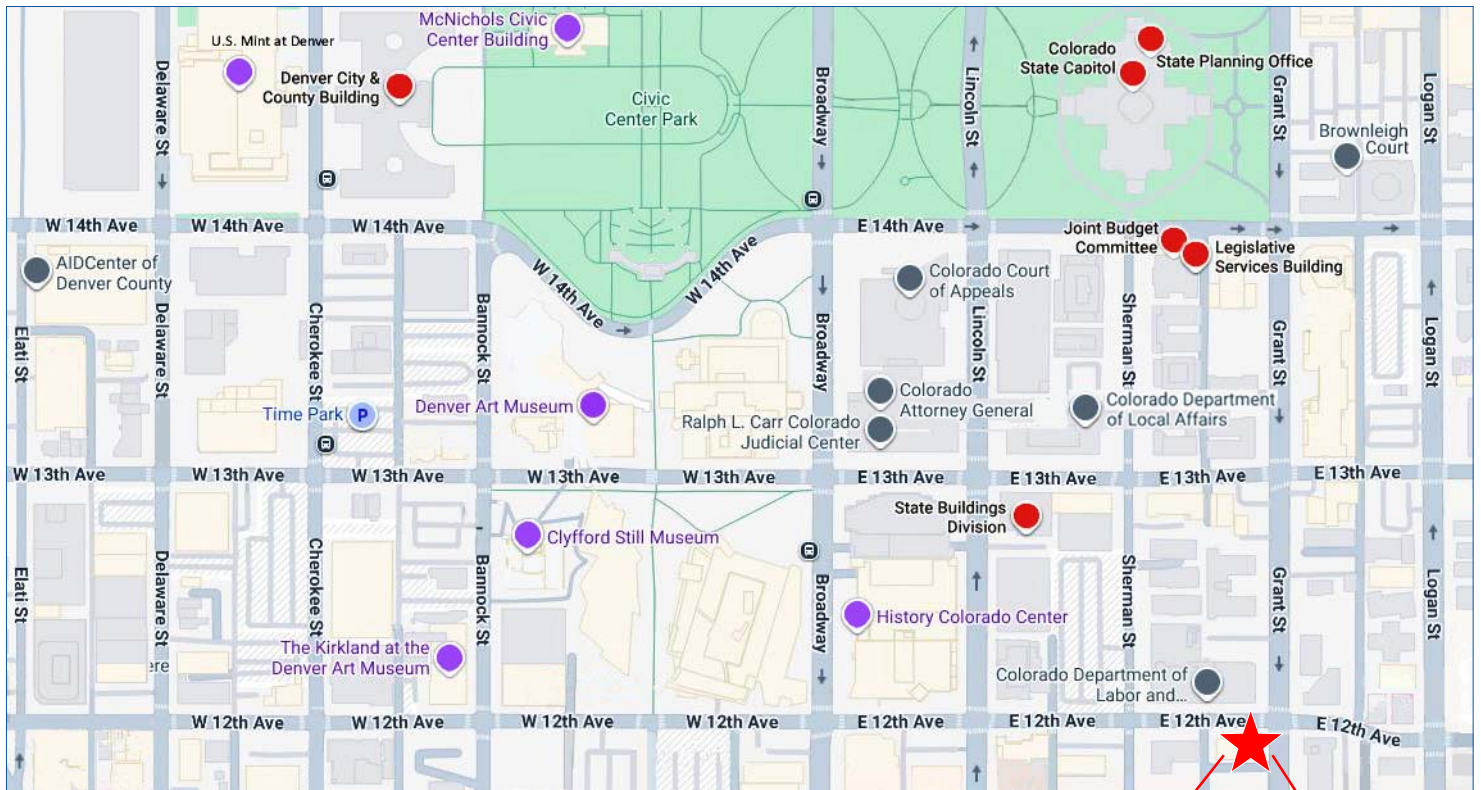
COPYRIGHT © 2025 WESTSTAR COMMERCIAL | ALL RIGHTS RESERVED
INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES
BELIEVED RELIABLE. PRICE, TERMS AND INFORMATION SUBJECT TO CHANGE.

NWTN - 110825

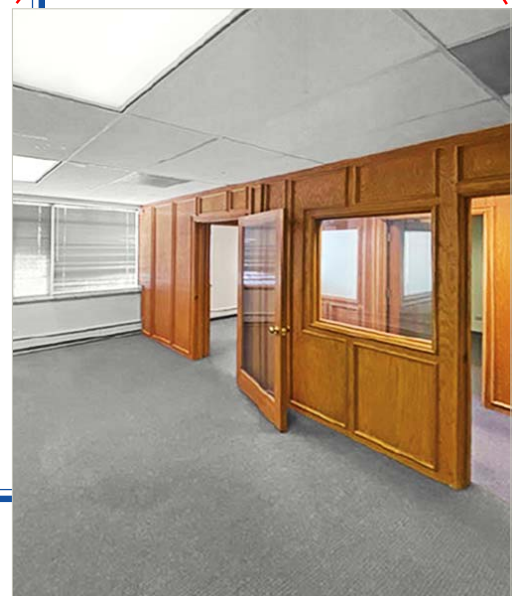


Multiple Spaces Now Available for Lease | in the Newton Building

RIGHT IN THE HEART OF DENVER'S CAPITOL HILL | 1177 GRANT STREET, DENVER, CO 80203



*Just
moments away
from the action on the Hill*



Byron Rogers Federal Building

961 Stout St

Byron White United States Courthouse

1823 Stout St

Colorado State Capitol

200 E Colfax Ave

Colorado State Land Board

1127 Sherman St

Community Planning and Development

201 W Colfax Ave #205

Denver City & County Building

1437 Bannock St

Denver Community Plan & Development

201 W Colfax Ave

Denver Federal Center (Gate 1)

Main St

Denver Human Services

1200 Federal Blvd

Denver Human Services East Office

3815 Steele St

Denver Public Office Buildings

201 W Colfax Ave Unit 904

Federal Building

1983 Stout St

Joint Budget Committee

200 E 14th Ave #300

Legislative Services Building

200 E 14th Ave

Local Government Division

1313 Sherman St # 521

State Buildings Division

1313 Sherman St UNIT 319

State Planning Office

200 E Colfax Ave

Wellington E. Webb Municipal Office Building

201 W Colfax Ave

Tim Hakes

720-880-2923 direct | 720-352-9457 cell
tim@weststarcommercial.com

Lev Cohen

720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

Give us a call for more detailed information and to let us help you with any of your special leasing needs.