

2,774 SF Office Bldg For SALE or Lease

1563 Gilpin Street

Denver, Colorado 80218



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## Office Building for SALE or Lease

### PROPERTY SUMMARY

<b>Sale Price Reduced</b>	<b>\$639,000</b>
<b>Building Size</b>	<b>2,774 sf</b>
<b>Lease Rate</b>	\$15 psf NNN
<b>Basement</b>	400 sf w/bathroom
<b>2nd Floor</b>	Roomy w/skylights
<b>Stories</b>	2 (and basement)
<b>Zoning</b>	G-RO-3
<b>Year Built</b>	1940
<b>City/County</b>	Denver
<b>Parking Spaces</b>	4 Private in rear

### Capital Hill Office Building Recently Opens for Sale

**1563 Gilpin Street** was built in 1940 as a residential home that in more recent years was converted into a two-story office building in the heart of Capital Hill. This unique 2,774 sf property has recently opened for sale or lease. Its huge second-story angular high-ceilinged attic allows for ambient light that feeds into its interior due to a specially designed set of skylights that work in concert with an interior clear floor/ceiling pass-thru from the second story down to the first level offices. In the rear of the property are four private off-street parking spaces that are reached by an alleyway. On-street parking is fairly abundant on this particular street, a strong boon within Denver's ever-tightening parking space issue. This building last served as a medical facility with a wheelchair-accessible ramp added to the side for rear entrance but can easily be utilized for such businesses in law, accounting, architecture, a photographer's studio, medical, health or other office uses.

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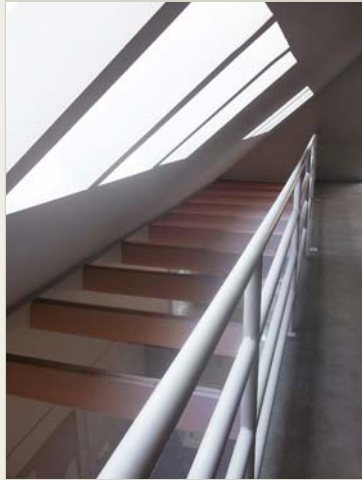
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1563GL-033118

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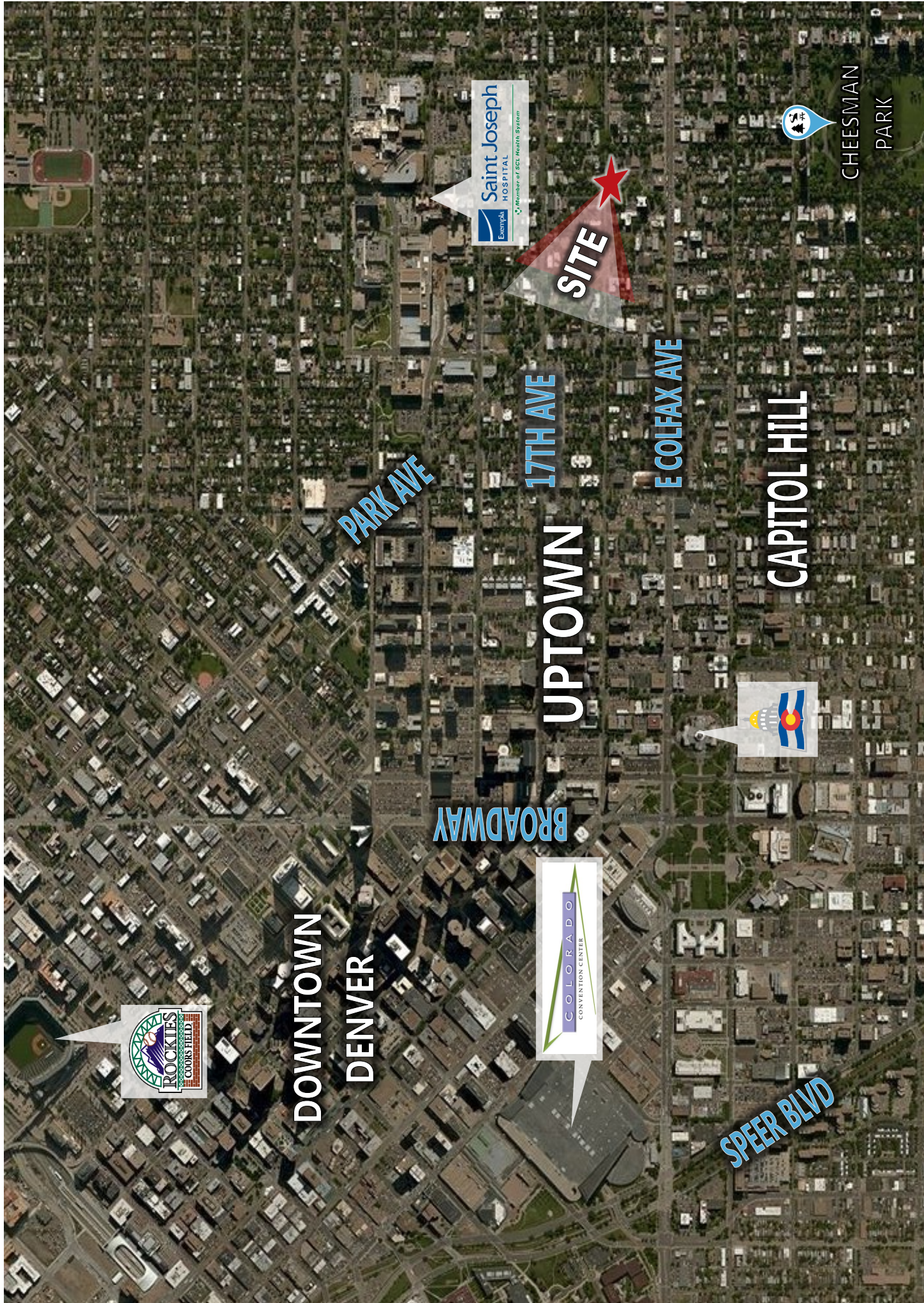


*Close to East Colfax as well as downtown Denver plus available transit makes this an ideal location for any business. The 400 sf basement affords one a good area for either files or storage. A possible conference room on the first level with accompanying fireplace, a roomy front area for a waiting room and front desk or workstations, and a most spacious second floor offers a small business plenty of room. Please give us a call to let us help you with your needs.*

**weststar**

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DOWNTOWN  
DENVER

BROADWAY

PARK AVE

17TH AVE

E COLFAX AVE

UPTOWN

CAPITOL HILL

SPEER BLVD

CHEESMAN  
PARK

