

722-730 Kalamath Street

OWNER USER OPPORTUNITY
FOR SALE OR FOR LEASE



722-730 Kalamath Street, Denver, CO 80204

Sale Price: \$2,550,000 | Lease Rate: \$25/SF NNN

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CONTACT

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REQUIRED
PROPERTIES

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PROPERTY SUMMARY

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Sale Price	\$2,550,000
Lease Rate	\$25/SF NNN – up to 6,541 SF Available
Address	722-730 Kalamath Street Denver, CO 80204
Zoning	I-A
Year Built	1958
Renovated	1992 & 2013
Building Size	6,451 SF
Land Size	18,750 SF
Parking	25 Spaces
Access	6 th Ave and I-25
Power	3 Phase
Ceiling Height	14'



HIGHLIGHTS

PARKING

- Gated and secured off-street parking with 25+ spaces

SIGNAGE

- Multiple building signage opportunities including front of the building fronting Kalamath and North Side of building visible from Kalamath and 8th Ave.

ACCESS

- 3 access points: two curb cuts off of Kalamath and access from the alley

BUILDING HIGHLIGHTS

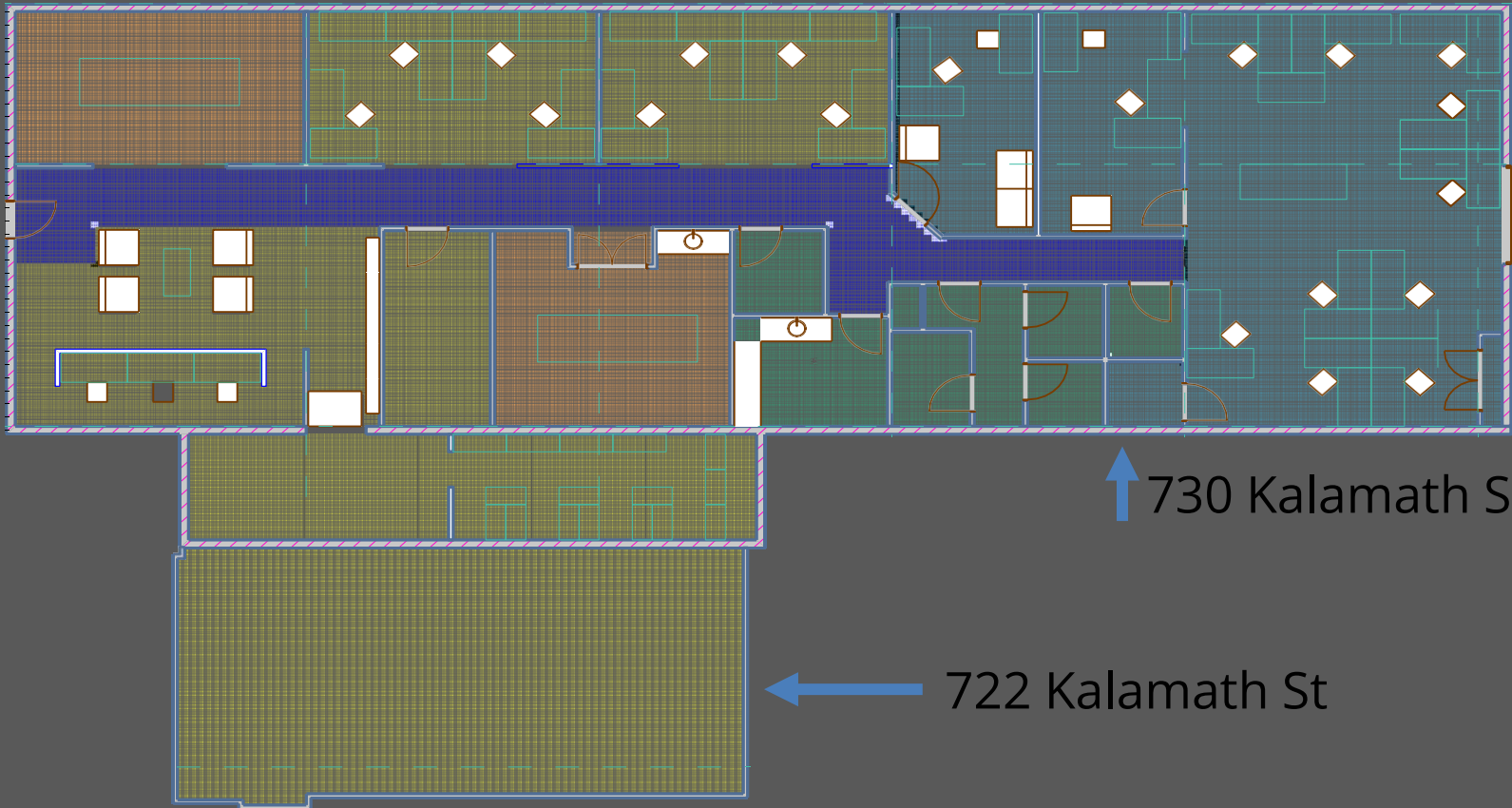
- Highly desirable private offices with a mix of open seating areas
- Architecturally significant building with concrete barrel roof
- Covered and temperature controlled storage in basement and 2nd floor
- Fully built out kitchen centrally located
- Five private full bathrooms and one-shower
- Private outdoor space that can be used for yard, etc. Private access points to outdoor space from building. Private vehicle access to outdoor space from both Kalamath in the front and alley in the rear
- Building and site exterior lighting replaced in 2024 which turns on and off automatically
- Parking is private and gated for the exclusive use of building
- In addition to multiple private offices, two right-sized and updated conference rooms

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LOCATION SUMMARY

FLOOR PLAN



↑ 730 Kalamath St

← 722 Kalamath St

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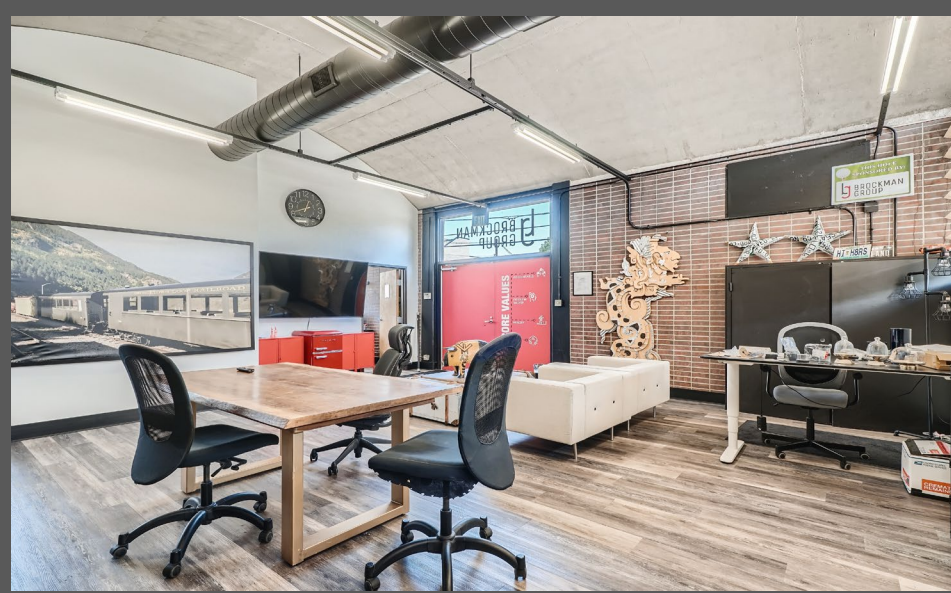
AREA OVERVIEW

- Located in the Santa Fe Arts District Neighborhood
- Nationally known arts and cultural district encompassing hundreds of artists, galleries, studios, theaters and creative businesses
- Home to countless craft breweries, restaurants and bars

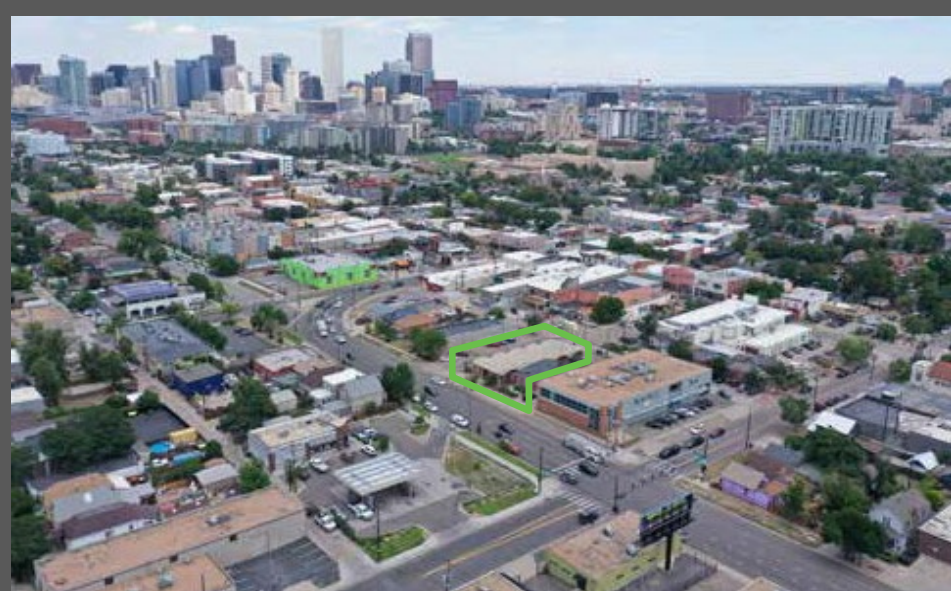
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,356	271,683	561,767
AVG. HOUSEHOLD INCOME	\$95,529	\$104,480	\$103,949





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