

8,900 RSF Available For Lease

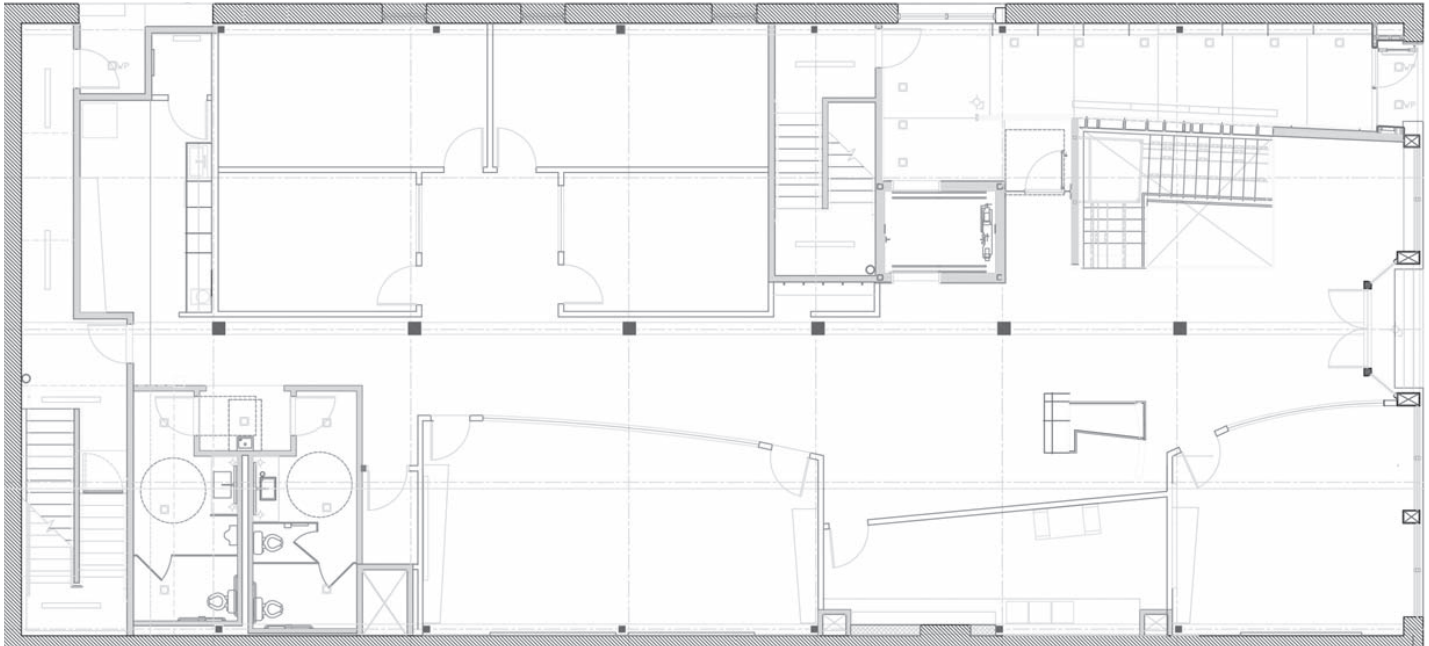


III

ROCK ISLAND

1600 & 1614 15th Street | Denver, Colorado 80202

First Floor: 4,399 RSF



8,900 RSF Available For Lease

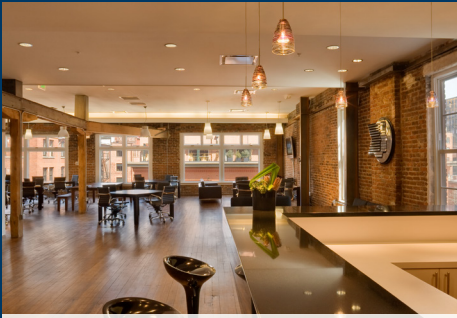
Once a Denver nightclub from the mid-80s until 2006, historic Rock Island has been transformed into a dynamic brick-and-timber work environment. The space features natural light and old school charm inside, and dozens of modern downtown amenities just a few steps away, including: restaurants, fitness, hotels and Union Station. An office unlike any other, Rock Island offers the ideal space to set your business apart. The 5,000 square foot floorplates, bike storage, high-end lighting and street frontage allow for workspaces of true distinction.

Property Features

| | |
|-------------------------|--|
| Number of Floors | 4 |
| Year Built | 1890, Renovated in 2007 |
| Upgrades | New mechanical systems New building infrastructure Upgraded lighting and elevators |
| Owner | St. Charles Town Company |
| Amenities | Wazee Supper Club |

Space Features

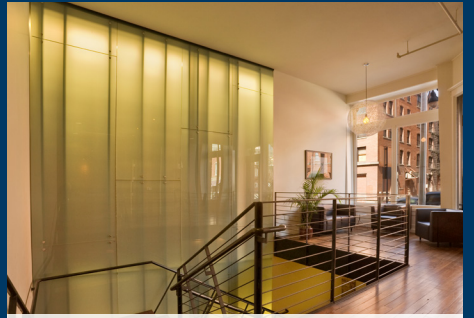
- High ceilings with great windows!
- Hardwood floors
- Exposed brick and timber
- 5,000 RSF Floorplate



Brick and Timber Construction



Abundant Glass



Open Stairwell



Street Frontage Along 15th Street



4

Blocks to Union Station

40+

Restaurants within walking distance

3

Sides of windows

4,132

Apartments in LoDo

5,000 to 20,000

Square feet of creative boutique office space available

43,000

Off-street parking spaces throughout Downtown Denver

LoDo Denver

- 1 Wazee Supper Club
- 2 Rioja
- 3 Euclid Hall
- 4 Osteria Marco
- 5 The Capital Grille
- 6 PF Chang's
- 7 The Kitchen
- 8 Blue Sushi Saki Grill
- 9 Tattered Cover Bookstore
- 10 BD's Mongolian Grill
- 11 The Oxford Hotel
- 12 Thirsty Lion
- 13 The Kitchen Next Door
- 14 Stoic & Genuine
- 15 Cooper Lounge
- 16 Snooze, an AM Eatery
- 17 Mercantile Dining & Provisions
- 18 Hopdoddy Burger Bar
- 19 Jax Fish House and Oyster Bar
- 20 Lucky Pie
- 21 Tamayo
- 22 Bubu-Denver
- 23 Hapa Sushi
- 24 Public School 303



FOR MORE INFORMATION, PLEASE CONTACT

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