

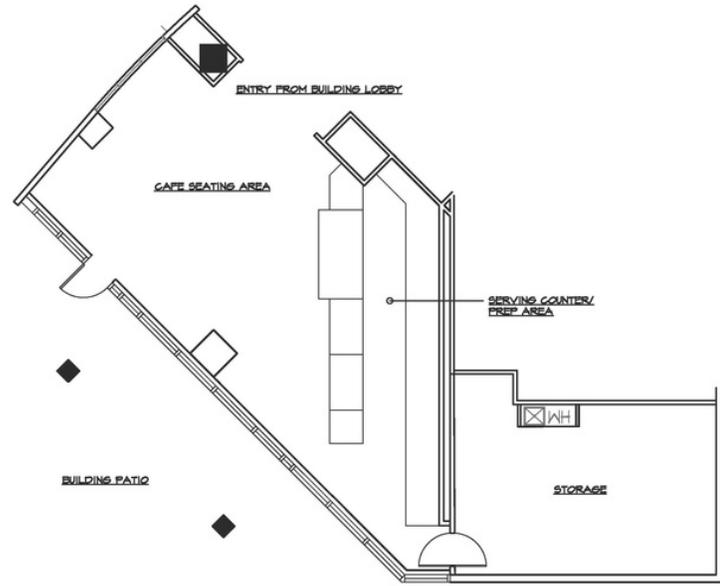


1,877_{RSF}

RETAIL COFFEE OPPORTUNITY AVAILABLE

999 18TH STREET | SUITE 113 | DENVER, CO

- Prime coffee shop opportunity serving 930,000SF class A office building, plus over 2MSF of immediately adjacent office space
- Includes street frontage access with exterior patio seating and interior collaborative seating areas in newly remodeled building lobby as well as steps from main entrance of building
- Located in the heart of downtown Denver within one block of Ritz-Carlton, Kimpton Hotel Monaco, Marriott Residence Inn, Renaissance, Hyatt Centric and Hilton City Center
- Access to over 100K daytime employees



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sperry@LBArealty.com | 303.243.3820

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