1050
YUMA STREET

DENVER, CO 80204

FREE-STANDING
OFFICE / WAREHOUSE
FRONTING ON I-25

FOR SALE / LEASE

BUILDING SIZE:
21,861 SF (3 LEVELS)

1050 YUMA STREET
DENVER, CO 80204

W 11TH AVE

YUMA ST

W MULBERRY PL

N

IMPROVE YOUR HOME
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VIVAX PROS

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https://grubercommercial.com

PROPERTY HIGHLIGHTS

- Building fronts on I-25
- Located in the Lincoln Park Neighborhood
- Traffic Count (2018): 343,284 cars
- HUB Zone Qualified
- Enterprise Zone Qualified
- Easy access to I-25 and Down Town Denver
- Close Proximity to the Santa Fe Arts District

FOR SALE / LEASE

BUILDING SIZE: 21,861 SF (3 LEVELS)

SITE SIZE: 18,690 SF

**SALE PRICE:** $4,000,000.00

LEASE RATE: NEGOTIABLE

PROPERTY OVERVIEW

1050 Yuma Street, Denver, CO is a free standing 3-story building located on the east side of I-25 in the up and coming Lincoln Park Neighborhood. Today the building serves as mostly an office building with a storage area served by a dock-high door. The office layout is a fairly open floor plate with restrooms on each level, a kitchen, work out room, and tons of natural light. This building, like several other buildings in the direct area, has been re-purposed over time from heavy industrial into more of a flex office building to blend with the rapidly changing area that includes the upcoming 55-acres Entertainment District surrounding Mile High. Other noteworthy projects in the direct area include The River Mile, Steam on the Platte, Meow Wolf, and The Forge.
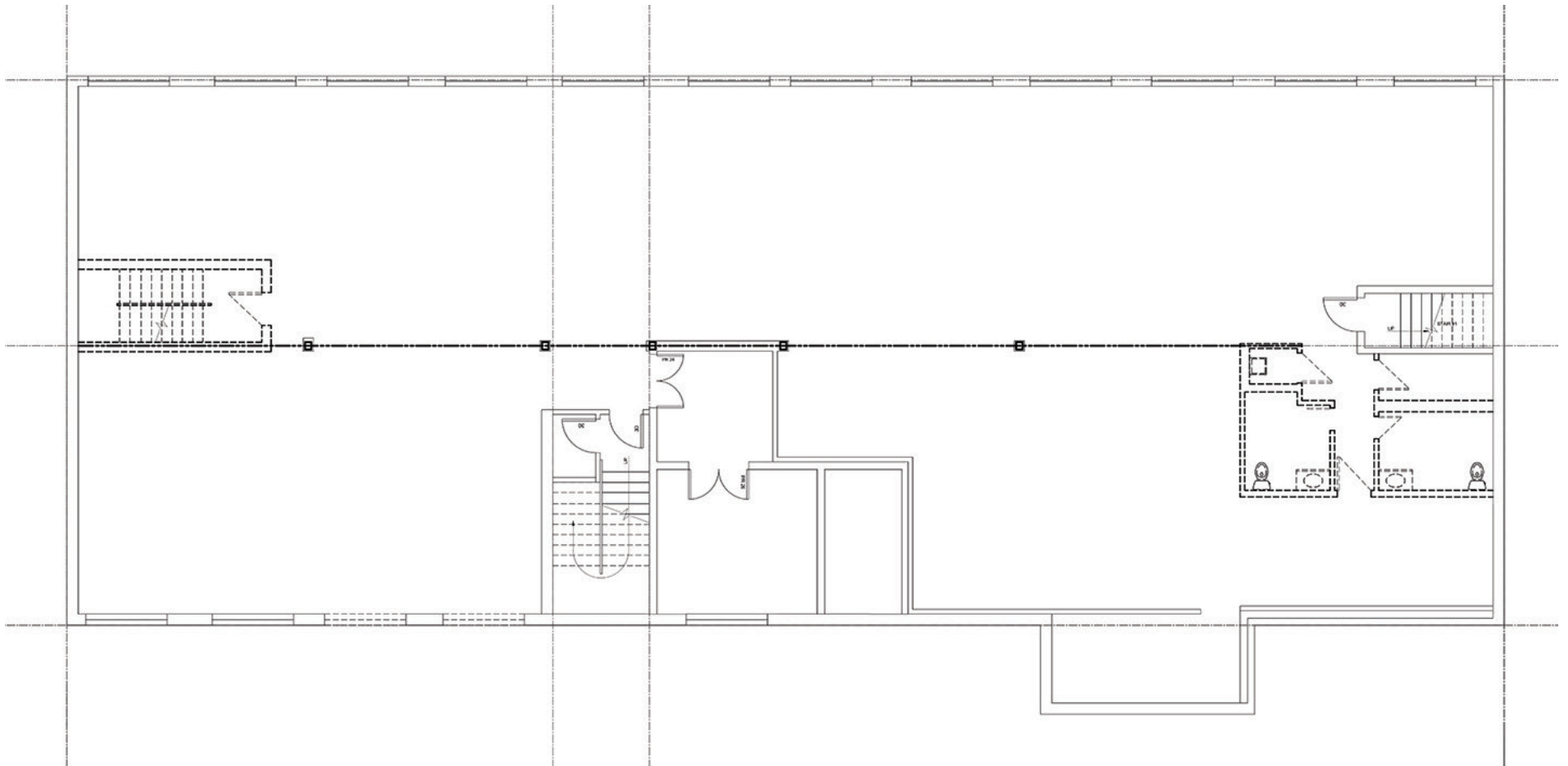
PROPERTY SURVEY
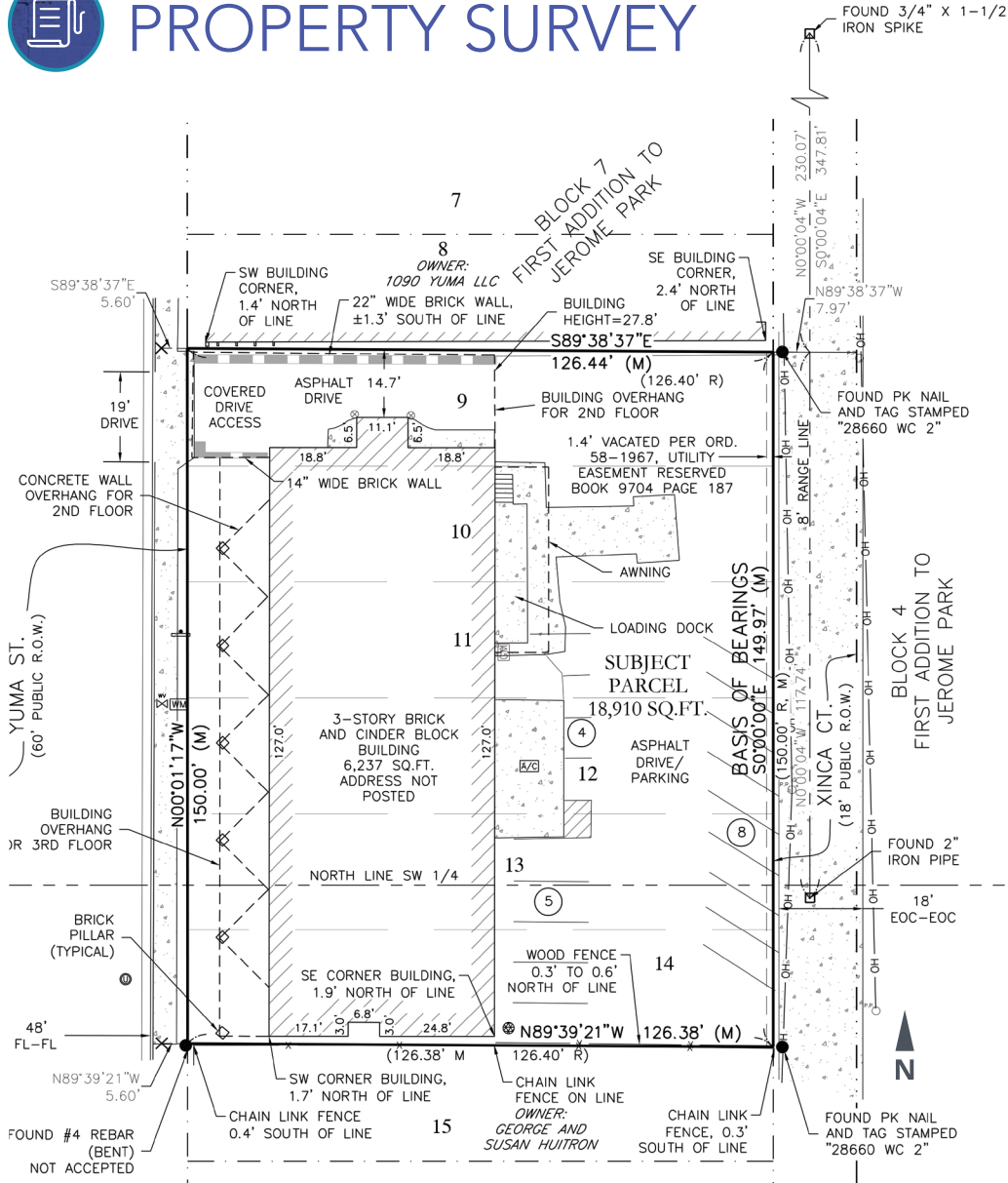
PROPERTY DETAILS

- **Clear Height:** 8' to 10'
- **Heat/Cool:** Building is served by a boiler and chiller.
- **Water Tap Size:** 1 ½"
- **Loading:** 1 Dock-High Door
- **Power:** 800 amps, 3-phase (to be verified)
- **Zoning:** I-B, UO-2
- **YOC:** 1963
- **Construction Type:** Masonry (Brick/Block)
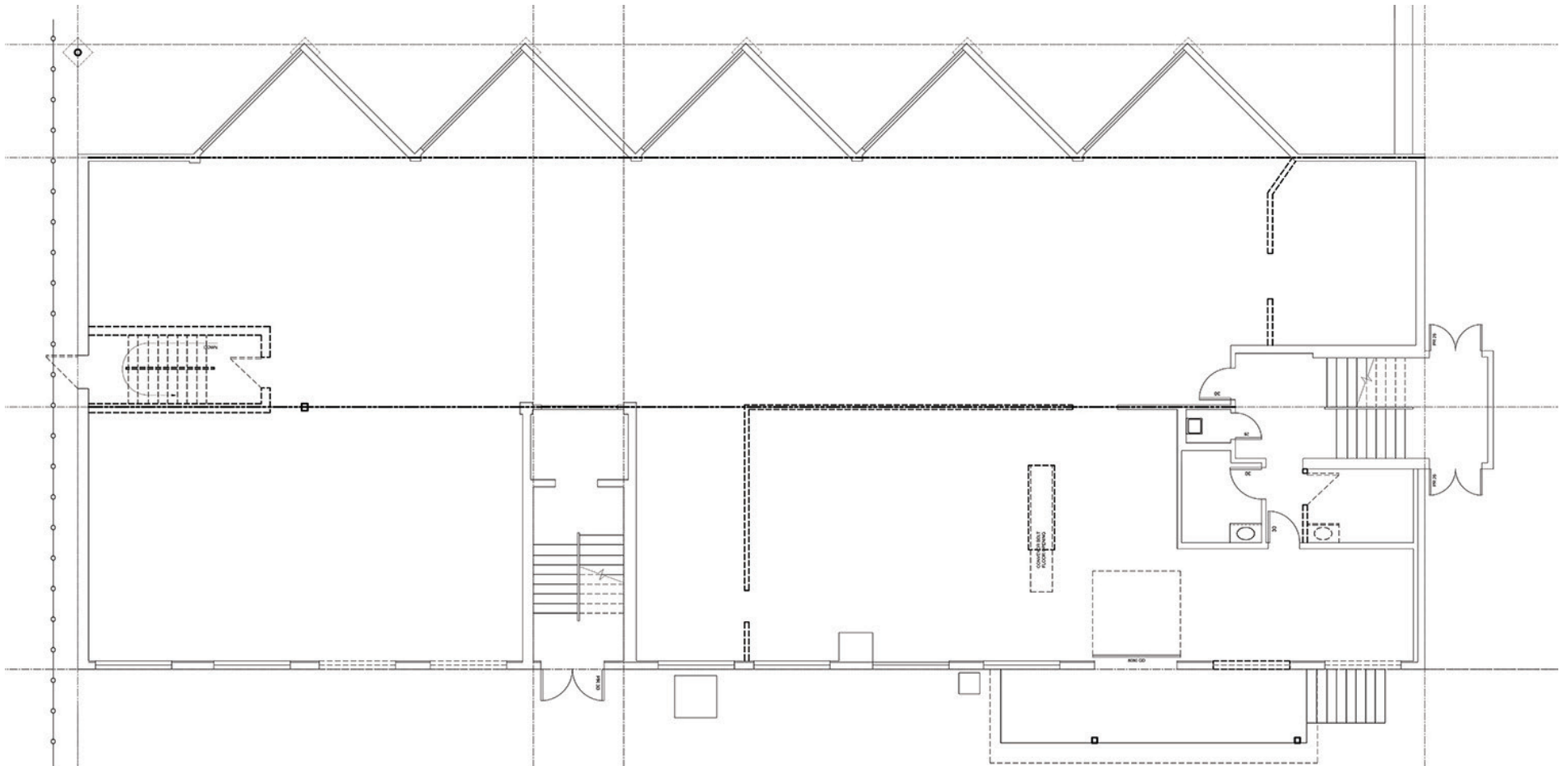- **Property Tax (2019):** $51,903.33
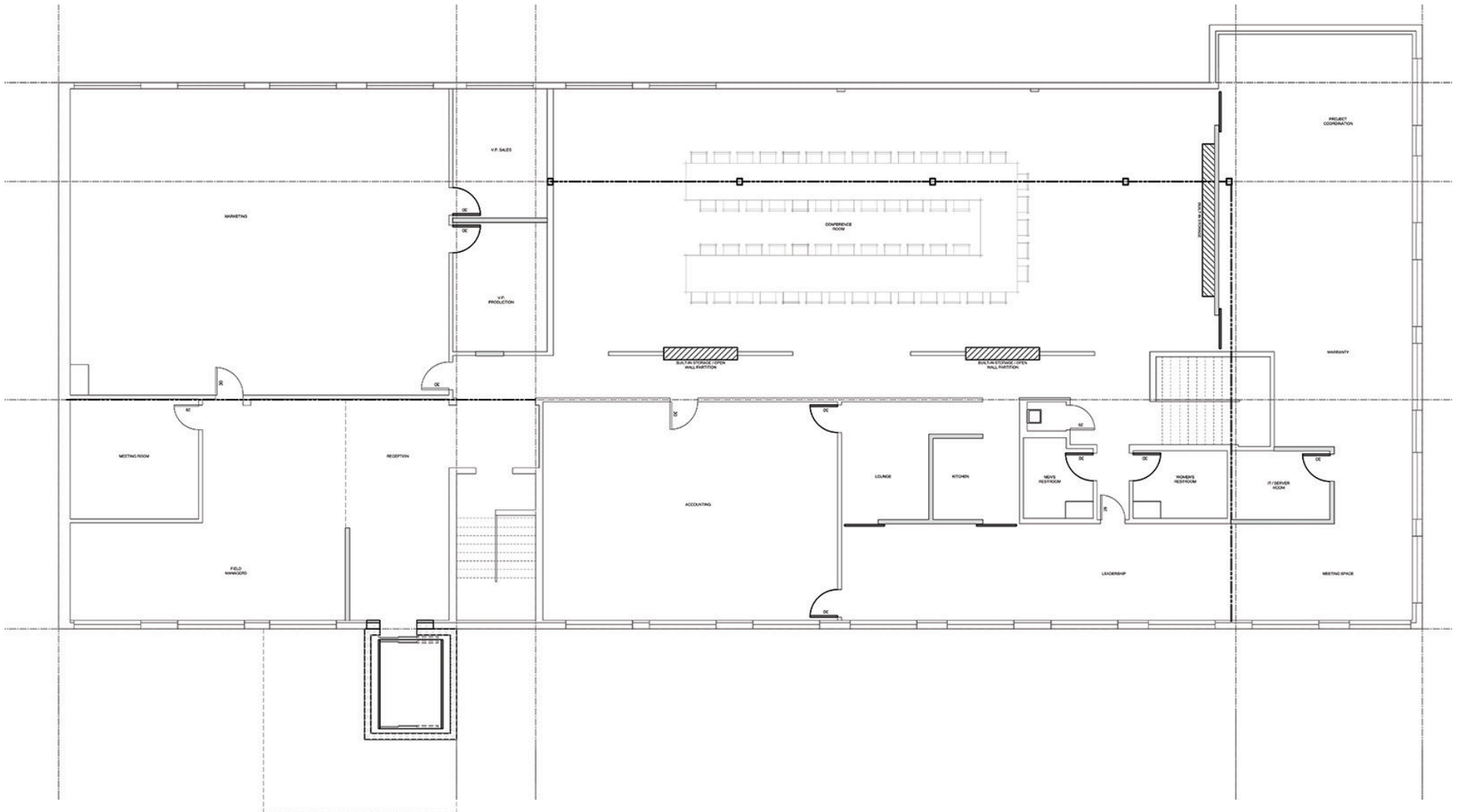
FLOOR PLAN
BASEMENT LEVEL

FLOOR PLAN
FIRST LEVEL

FLOOR PLAN
SECOND LEVEL

1050
YUMA STREET
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Map labels:
COORS FIELD
25 (I-25)
SPEER BLVD
DOWNTOWN DENVER
AURARIA
EMPOWER FIELD AT MILE HIGH
COLORADO CONVENTION CENTER
FEDERAL BLVD
E COLFAX AVE
SPEER BLVD
25 (I-25)
S PLATTE RIVER
6 (US-6)

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LEASING BY:

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