

1339 & 1520

Osage Street

DENVER, COLORADO

W. 14th Ave

DENVER, COLORADO

REPURPOSE OR
REDEVELOPMENT
OPPORTUNITY



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REPURPOSE OR REDEVELOPMENT OPPORTUNITY



OFFERING / OVERVIEW

Gruber Commercial Real Estate Inc, serving as the owner’s exclusive representative, is pleased to present to the market 1339 Osage St & 1520 W. 14th Ave, Denver, CO 80204—two adjoining properties totaling 16,332/SF on 43,462/SF of land. The 1339 Osage Property features a barrel-roofed block building, while the 1520 W. 14th Ave property boasts an 8,832/SF masonry storage building. Together, these properties offer a rare opportunity to own a large site with density capabilities in

a highly sought-after and emerging neighborhood near a major college institution. While the site may be considered a development opportunity by some, the charm and character of the buildings also present a compelling repurposing opportunity. The property is just a few minutes’ walk to the light rail and numerous new amenities along Colfax.

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION: Two adjoining properties: 1339 Osage Street & 1520 W. 14th Ave		SITE SIZE: 43,462/SF (.99 acres)	BUILDING LOADING: All grade level	PROPERTY TAX: \$80,268.58 (2022)
BUILDING SQUARE FOOTAGE ON SITE:			ZONING:	PRICE: CONTACT BROKER
16,332/SF (Total between two buildings)	1339 OSAGE ST 7,500/SF Building Turn Key Sprinklered Office Building	1520 W. 14TH AVE 8,832/SF Building Storage/Warehouse Building	G-RX-5 HUB Zone Qualified location Enterprise Zone Qualified Location	

AERIALS

DOWNTOWN DENVER

BALL ARENA

AURARIA

METROPOLITAN STATE UNIVERSITY OF DENVER

CONVENTION CENTER STATION



COLORADO CONVENTION CENTER

MILE HIGH STADIUM



BRONCOS STADIUM AT MILE HIGH



AURARIA WEST STATION

AURARIA PKWY

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FEDERAL BLVD

S PLATTE RIVER

W COLFAX AVENUE

W COLFAX AVENUE



COLFAX AT AURARIA STATION

W 14TH AVENUE

SPER BLVD

OSAGE STREET

W 13TH AVENUE

LINCOLN PARK

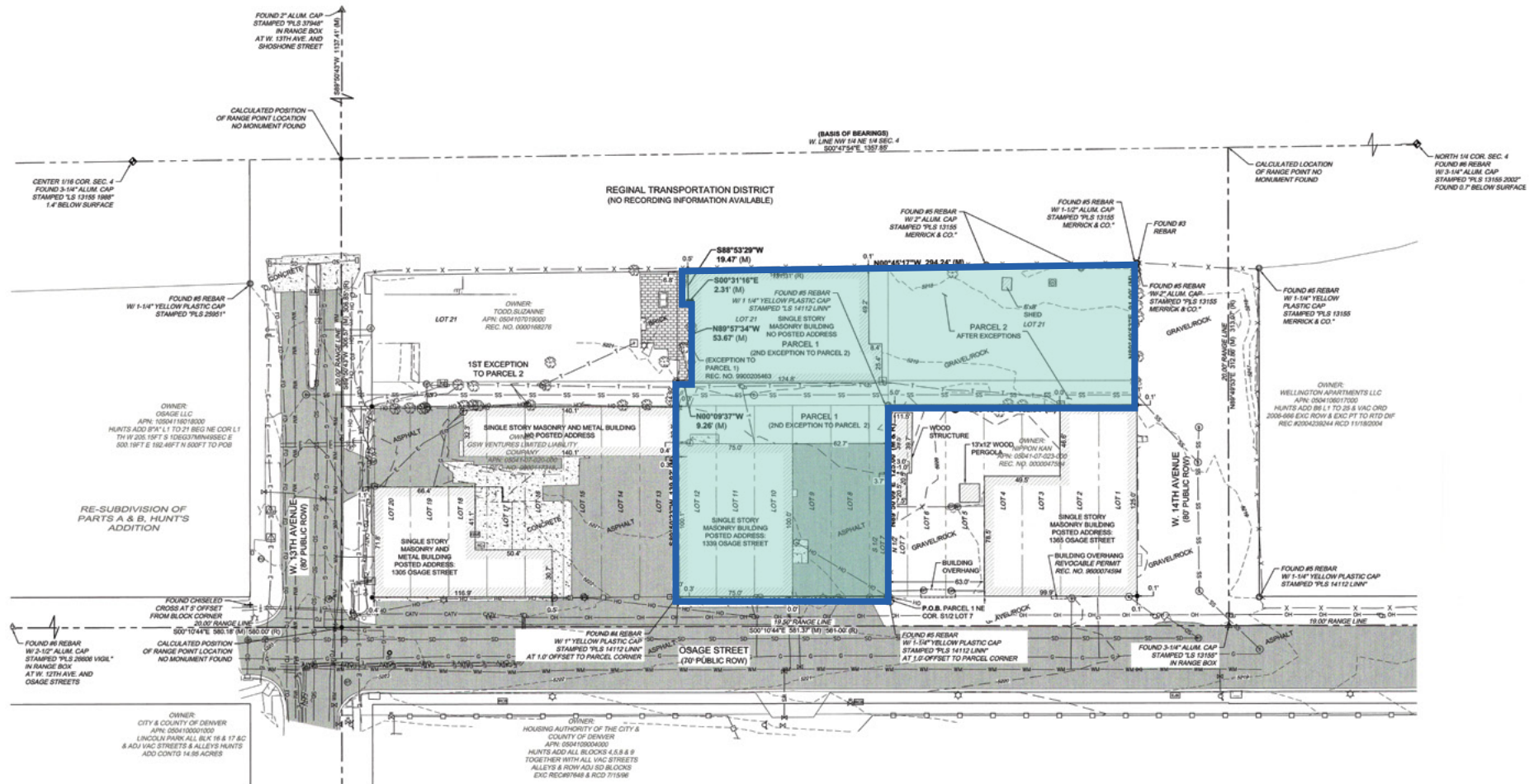
KALAMATH ST

SANTA FE DR

WESTSIDE NEIGHBORHOOD



PROPERTY SURVEY



OFFERING HIGHLIGHTS



Sprinklered building with barrel roof

Zoning allows for many different uses

The buildings can serve various purposes, from office to retail and more

Excellent curb appeal

Large fenced yard or parking area

5-story development capabilities

Easy access to I-25, Downtown Denver, and Colfax Avenue

Proximity to the Platte River trails and water system

Walking distance to Empower Stadium, home of the Denver Broncos

New roofs on both buildings (2019)

New skylights on back building

Tons of natural Light (big windows)

3-phase power

Dual curb cuts

Access to Osage and to 14th Avenue

3/4" water line

Buildings both offer multiple egress points

1339 & 1520

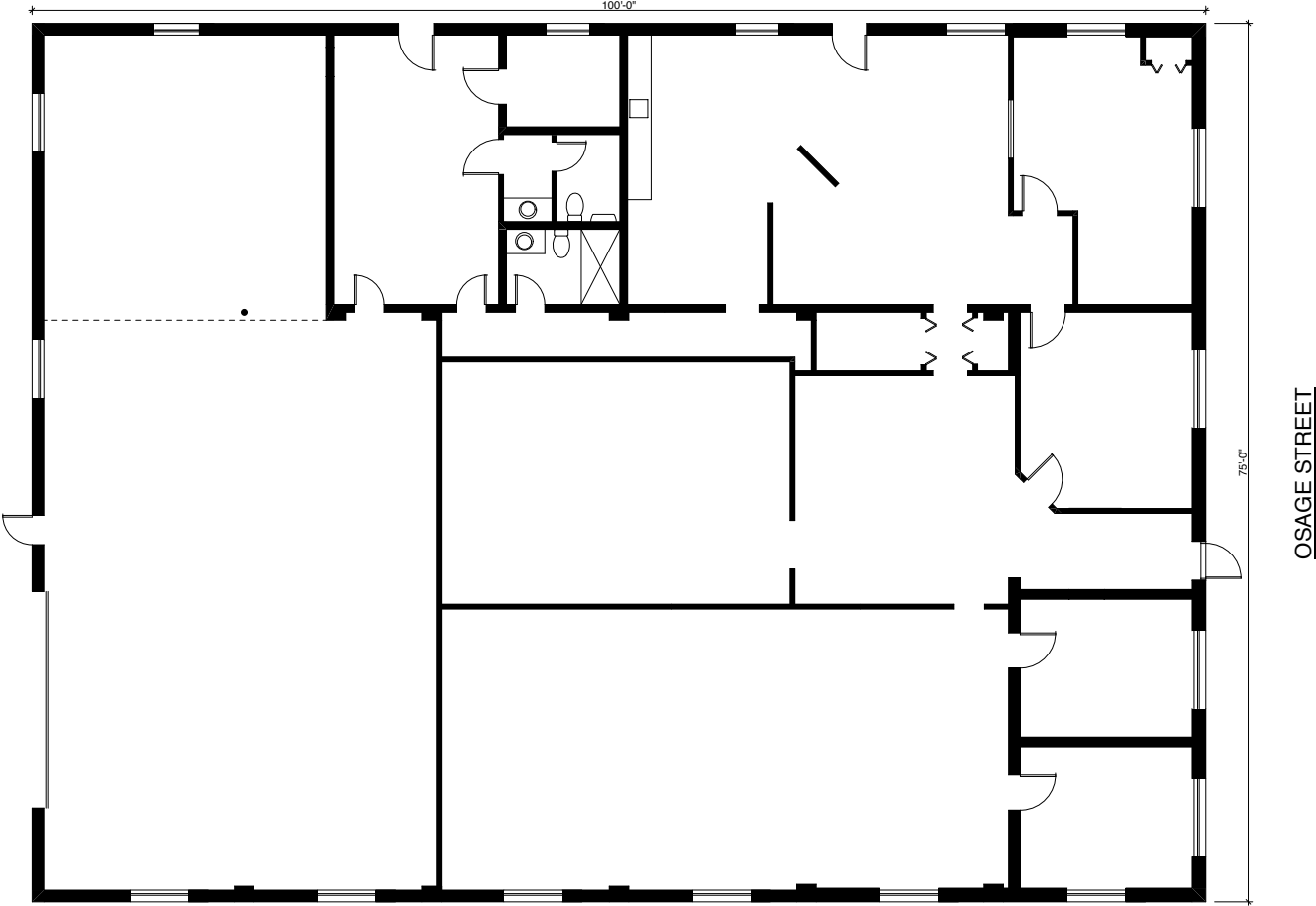
Osage Street W. 14th Ave

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PROPERTY PHOTOS



1339 OSAGE FLOOR PLAN



NORTH
1339 N OSAGE STREET FLOOR PLAN
FEBRUARY 5, 2024a

LINCOLN PARK NEIGHBORHOOD

Lincoln Park is one of Denver's oldest neighborhoods located just south of Downtown Denver with boundaries of Colfax on the north side, 6th Avenue on the south side and the South Platte River on the west side.

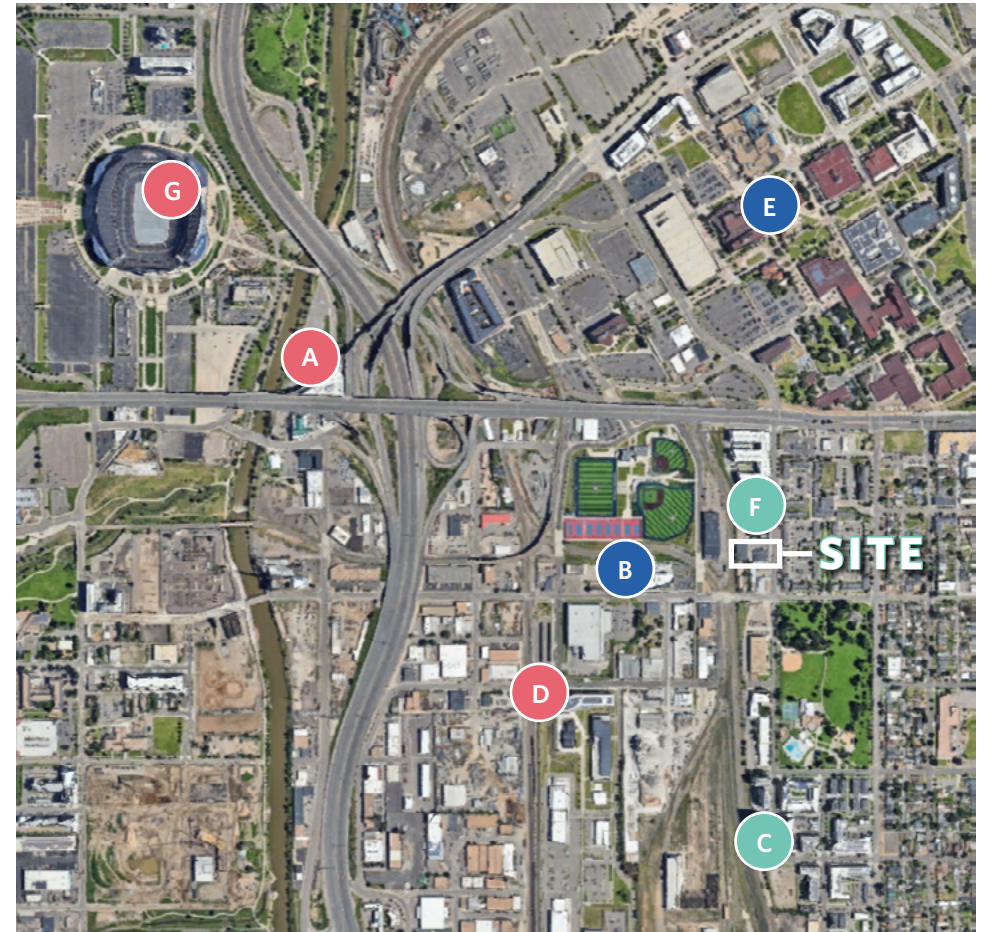
Many of the homes in the area date back to the early 1900's. The neighborhood is home to some of Denver's most historic buildings including the Buckhorn Exchange, Byers Library, Midwest Steels and Iron Works, the Samsonite House, West High School and St. Joseph Roman Catholic Church. In addition to the history, Lincoln Park is located within the Santa Fe arts district which offers more than 40 art galleries, shops and restaurants.

Within the neighborhood is the actual Lincoln Park which is located at 11th and Mariposa and offers basketball courts, a pool, a softball field and a recreation center. The Park is surrounded by residential developments ranging from two-story brick Victorian homes to more modern single-family detached homes on the east side. The west side offers new modern higher rise apartments and condo space.



NEIGHBORING NEW PROJECTS & AMENITIES

- A** MEOW WOLF'S 90,000 SF building is open and running
- B** ALL COPY PRODUCTS building is complete totaling 81,000 SF
- C** DENVER HOUSING AUTHORITY'S new 65,805 SF office building
- D** DENVER WATER is a 34.6-acre site redevelopment including a new 187,000 SF administrative office building, 29,000 SF warehouse, 8,000 SF Wellness Center, 28,000 SF Fleet Building, 16,000 SF Meter Shop and a new 41,000 SF plant.
- E** METROPOLITAN STATE UNIVERSITY OF DENVER
- F** DOMO JAPANESE COUNTRY FOOD (Neighboring Property)
- G** EMPOWER STADIUM (Home to the Denver Broncos)



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