



**ODD FELLOWS HALL • 1543-1545 CHAMPA ST • DENVER, CO 80202**

**Property Overview:**  
Type • Mixed Use - Retail & Office  
Year of Construction • 1892  
Year or Renovation • 1983  
Building Square Feet • 24,439 RSF

**For Lease:**  
- Suite 102 Office - 2,070 RSF  
(\$18.00 PSF FSG)  
- Restaurant / Bar - 5,797 RSF  
(NNN Lease rate Negotiable)

- Historic Architecture
- Amazing Downtown Location
- Steps from the 16th St Mall
- Light rail station at 16th & Stout
- Union Lodge No 1 Bar & Mermaids Bakery onsite
- Surrounded by countless restaurants, bars, and entertainment

Though the information contained herein was collected from sources we believe to be reliable, no warranty is made as to the accuracy of this information.



# Join the other professionals at 1543 Champa Street

*Walk in to the smell of amazing cupcakes being baked at Mermaid's Bakery, build camaraderie over a craft cocktail at Union Lodge No. 1 right here in the lobby, or take a few steps to any of the nearby world-class eateries for your next lunch meeting. This is the location where your employees will appreciate how great it is to get out of their home offices and get back to living a professional lifestyle in amenity-filled Downtown Denver.*



*This Office Suite consisting of approximately 2,070 RSF has a ground floor entrance off the main lobby and includes an upper floor work area with lots of natural light that creates a fantastic work environment conducive to collaboration and synergy.*

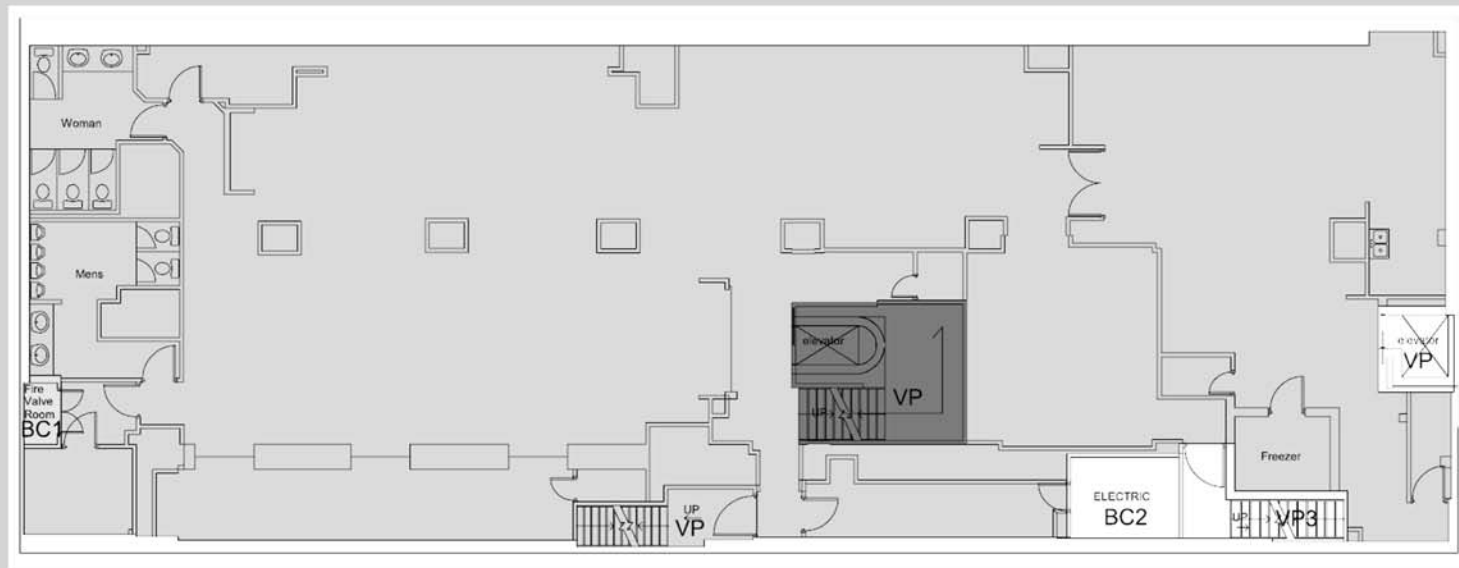


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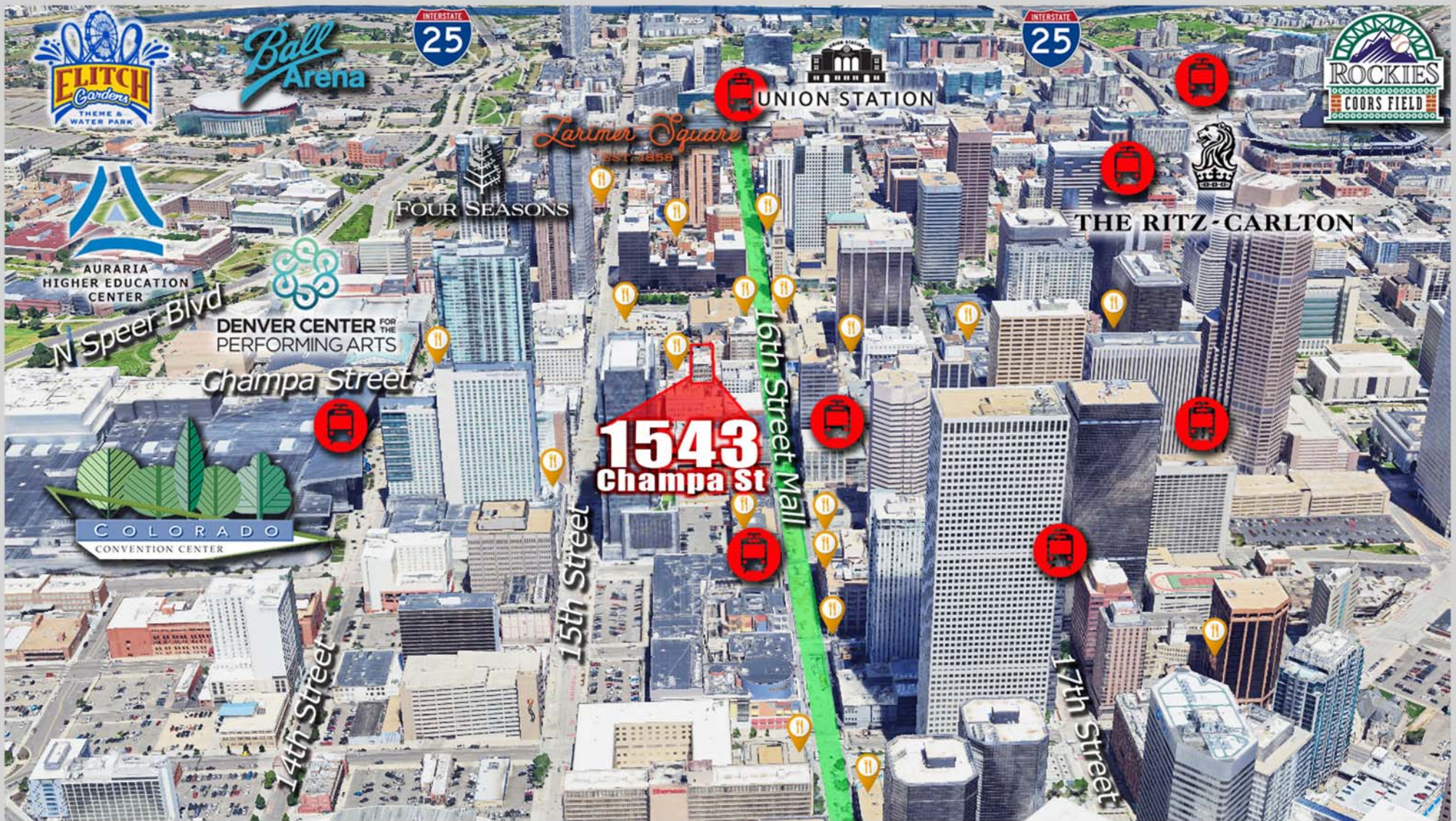
# 2nd Generation Restaurant / Bar Space Available

*This restaurant and bar space is ready for your personal touches! It comes complete with a full kitchen, a full bar, and ample dining room space that would be an amazing fit for several different concepts.*



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1543-1545 Champa St, also known as Odd Fellows Hall, is in an amazing location just like it was in 1892 when it was built. In the epicenter of all things Downtown Denver, the building is nestled between; light rail stations, entertainment districts, restaurants, high-end hotels, colleges/universities, shopping, and countless places to stop in for a happy hour cocktail. With easy access to N Speer Blvd, I-25, Park Avenue it's simple to get to destinations like The Highlands, RiNo, Uptown, Curtis Park, LoHi, Lodo, etc.



# The “Mile High City” Denver, Colorado

Sitting at 5,280 feet above sea level, the City of Denver has a long and colorful history dating back to the mid 1850s, when it was called Denver City, growth was a result of a gold and silver rush to the nearby mountains. Denver became the State capital in 1876 and has seen many economic drivers over the decades. The city was once built around mining precious metals, then went through transformations to be a food production center, then it was an epicenter of defense contractors after WWII. After that era, it saw an oil production boom that helped build many of our existing high rises, and now is a national leader in housing tech firms among other cities like Austin Texas and Silicon Valley in California. Poised for future success, Denver boasts one of the nation’s healthiest and most educated populaces.

## National Ranks - Denver Metro Area

Education

**2<sup>nd</sup>**

49.4% with BA Degree

Tech Wages

**7<sup>th</sup>**

\$110K Average

Overall GDP

**10<sup>th</sup>**

\$253B Total GDP



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For Additional Information:

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