



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

**Property Overview:**  
Type • Mixed Use - Retail & Office  
Year of Construction • 1892  
Building Square Feet • 24,439 RSF  
Property Size • 6,250 SF (.143 AC)  
Property Taxes (2023) • \$53,631.16  
Zoning (City of Denver) • D-TD & UO-1

**Sale Price:**  
**\$5,650,000.00**  
**(\$231 PSF)**

**Investment or Owner/User Opportunity**

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



**Apex Real Estate Advisors and Space Commercial Real Estate are proud to present the rare opportunity to own this Downtown Denver Landmark. For the first time in 28 years, the Odd Fellows Hall at 1543-1545 Champa St is available for purchase. With the top two floors coming available in 2025, this could make for an amazing owner/user building, or add this jewel to your investment portfolio.**

The Odd Fellows Hall in Denver, Colorado, is a historic building located in the city's bustling Central Business District. Construction was completed in 1892 and served as the meeting place for the Independent Order of Odd Fellows, a fraternal organization. The building was designed by Architect Emmett Anthony and is notable for its architectural style, which includes a magnificent four story atrium and a glass elevator.

Over the years, the Odd Fellows Hall has been used for various purposes, including offices, retail space, and event venues. Its historical significance and architectural charm make it a notable landmark in Denver.

Odd Fellows Halls were built by the Independent Order of Odd Fellows (IOOF), a fraternal organization that dates back to the 18th century. The Odd Fellows often constructed buildings to serve as meeting places, lodges, and sometimes office spaces. These buildings are typically characterized by distinctive architectural features and often served as community centers.



# 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

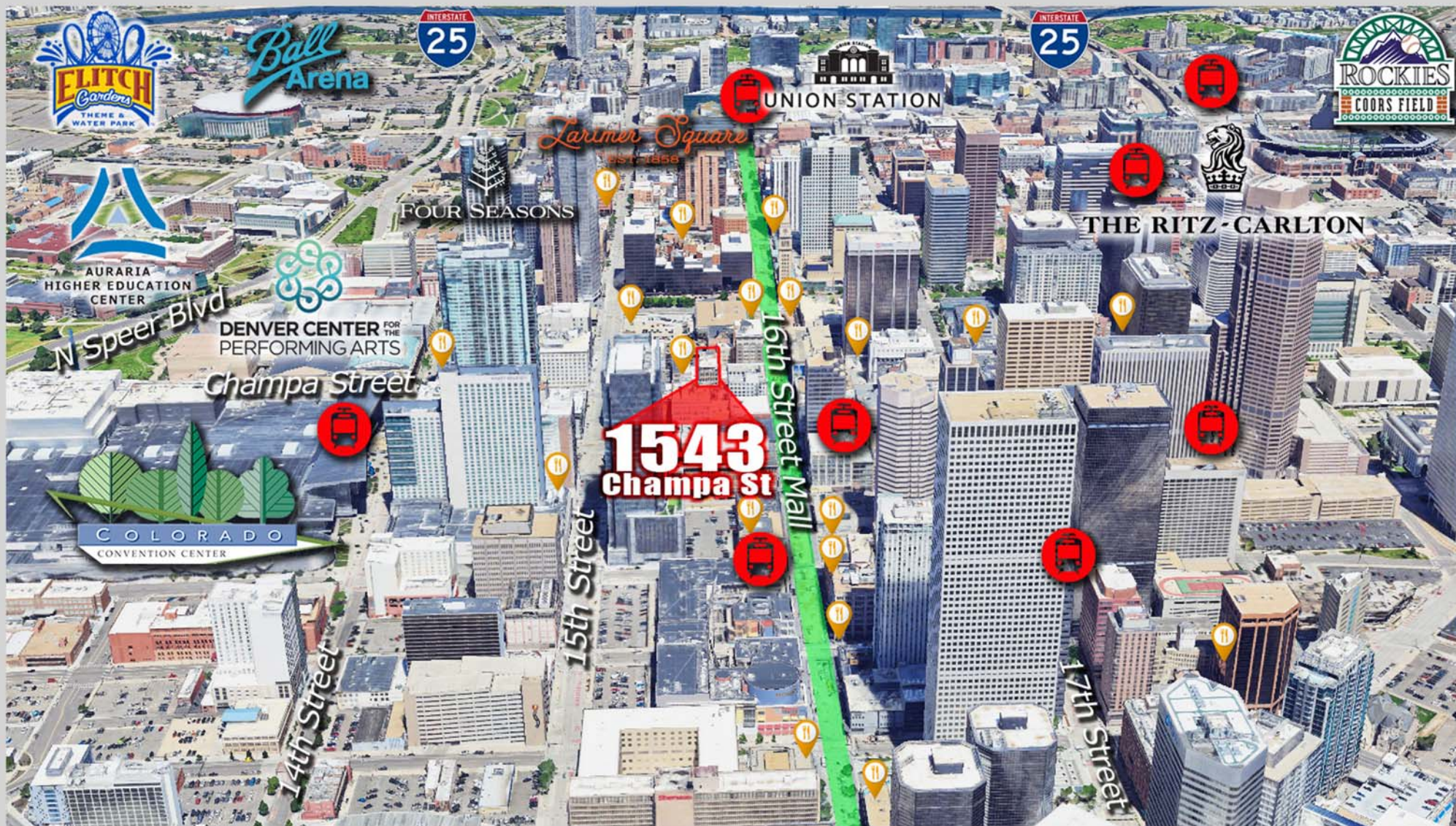
**10<sup>th</sup>**

\$253B Total GDP



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.





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.



# Colorado continues to be a national leader in several business sectors.

## RANKINGS

**# 1**

State in Private Aerospace  
Employment Concentration

*Colorado Space Coalition , 2020*

**# 6**

State for concentration of creative  
class occupations

**# 4**

State for Concentration of STEM  
Workers

*Census Bureau , 2020*

**# 3**

State for Startup Early Job  
Creation

*Kauffman Foundation , 2019*

**# 2**

State to Start a Business

*FitSmallBusiness.com , 2019*

**# 2**

State for Technology & Science

*Milken Institute , 2020*

Provided by [ChooseColorado.com](http://ChooseColorado.com)



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