

**TRADE AREA DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	40,483	242,193	475,130
Average HH Income	\$127,457	\$103,212	\$108,002
Businesses	6,516	20,169	36,224
Employees	110,720	236,500	374,185

Source: Applied Geographic Solutions, 2021 Estimates

**TRAFFIC COUNTS**

On 15th Street east of Wewatta Street	16,780 Cars/day
On 15th Street west of Wewatta Street	19,933 Cars/day
On Wewatta Street north of 15th Street	19,126 Cars/day
On Wewatta Street south of 15th Street	27,274 Cars/day

Source: Inrix (Average Weekly Counts)

# RESTAURANT/RETAIL SPACE AVAILABLE FOR LEASE

# UNION STATION

1550 WEWATTA STREET - DENVER, CO



- Beautiful downtown restaurant space available for lease.
- Prime Union Station location on the 16th Street Mall.
- Best patio in downtown Denver.
- 6,726 SF (rentable)/6,158 (usable) (divisible) including hood, grease trap, off-street delivery, shared parking, restrooms, and huge 1,500 SF patio.
- 225 public parking spaces with opportunities for valet and parking validation programs.

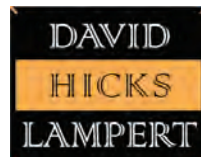
THE TRIANGLE BUILDING

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**FOR MORE INFORMATION, PLEASE CONTACT**

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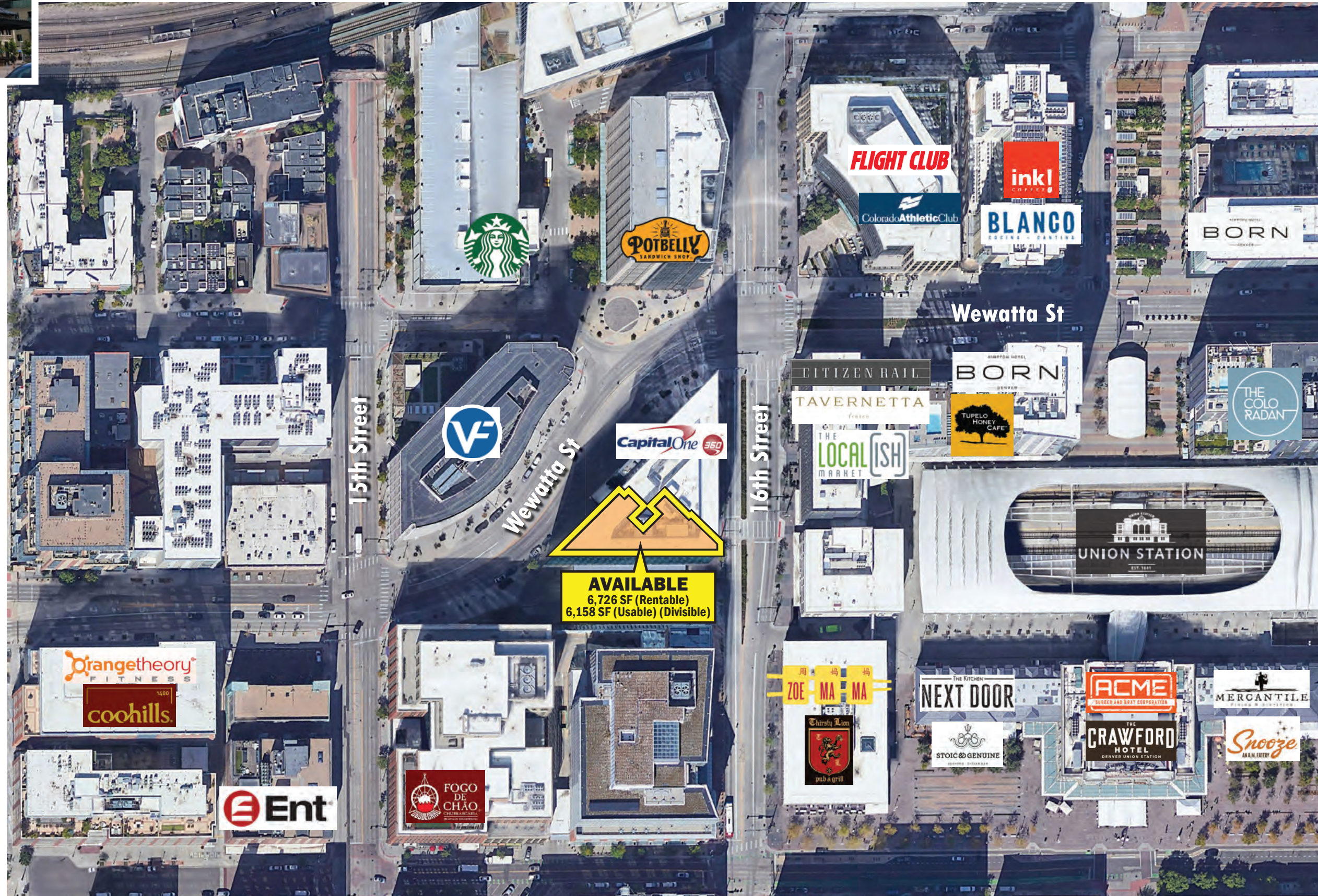
## SPACE AVAILABLE FOR LEASE

1550 WEWATTA STREET - DENVER, CO

**Talk about a renaissance:** Once just a crisscross of railroad tracks, the northwest end of downtown is now anchored by the completely remodeled Denver Union Station and a flood of new businesses, restaurants, and high-rises that complement the neighborhood's history. The Museum of Contemporary Art and an array of smaller arts venues (like David B Smith Gallery and Robischon Gallery) offer cerebral diversions. The beautiful Commons and Confluence parks are popular spots for running, biking, and splashing in the South Platte River. They connect to the Cherry Creek Trail bike path, making two-wheel commuting into and out of the area a whole lot easier.

**Denver's past and present converge in this section of the city:** Larimer Square sits on the Mile High City's oldest block; the 16th Street Mall has been around since the city's founding; and historic facades pepper the entire area. Union Station is part of Denver's Lower Downtown or LoDo and is home to most of Denver's finest restaurants, hotels and entertainment venues.

Site plans are approximate and subject to change without prior notice



The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.



DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

### BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

**Landlord's Agent:** A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

**Tenant's Agent:** A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

**Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

### RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

Located 1550 Wewatta Street, Denver, CO or real estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

#### CHECK ONE BOX ONLY:

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

#### CHECK ONE BOX ONLY:

**Customer.** Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

**Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

#### THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

#### TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

#### BROKER ACKNOWLEDGMENT:

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant)

with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: David, Hicks and Lampert Brokerage, LLC

  
\_\_\_\_\_  
Broker