STATE CAPITOL The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

DEMOGRAPHICS

POPULATION 11,617 49,407

HOUSEHOLDS 2,206 8,273 33,091

Eli Boymel o. 720-287-6862 c. 303-506-4094 eboymel@creginc.com

Rich Hobbs o. 720-287-6865 c. 303-594-4043 hobbs@creginc.com







AVG. DAILY TRAFFIC Colfax Ave east of Sherman St 30,958 VPD 16th Ave east of Sherman St Colfax Ave west of Sherman St 22.834 VPC



THE CAMBRIDGE

1560 Sherman Street, Denver, CO

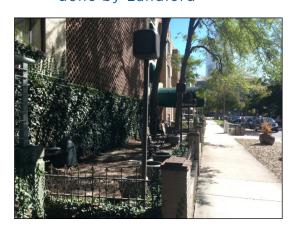


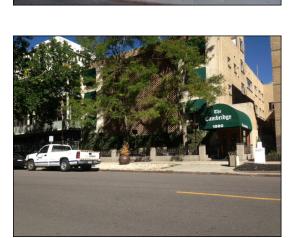
PROPERTY OVERVIEW:

♦ Up to 5,000 SF Restaurant / Retail with Patio Available

FEATURES:

- ♦ Downtown Location a ½ block from the Denver Capitol
- ♦ Major Renovations to be done by Landlord





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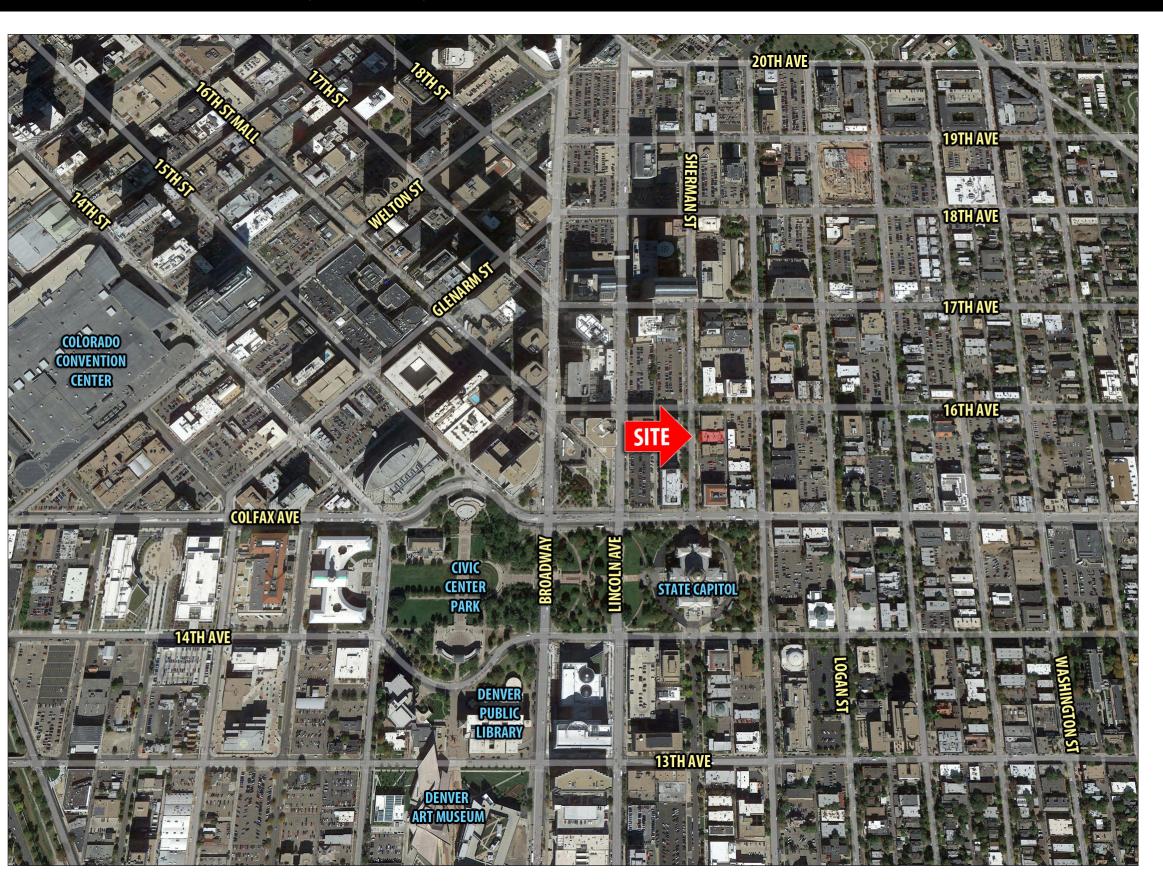


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THE CAMBRIDGE

1560 Sherman Street, Denver, CO





1,787 Businesses & 53,508 Employees within ½ Mile of Site

State Capitol: 250,000+ Visitors & 23,728 Employees



