

# 21st & Market Street

Denver, Colorado



**Exceptional Residential/Retail Development Opportunity in Downtown Denver!**



## 21st & Market Street NOTICE OF OFFERING

**Mixed-Use **TURN-KEY** Development Project**  
**223,000 SF of Residential and Approx.**  
**10,980 SF of Ground Floor Retail Space**

### Proposed Development

- ▶ Zoning: RMU-30
- ▶ Purchase Price: \$13,500,000
- ▶ 223,000 SF of Saleable Residential Space
- ▶ Approximately 10,980 SF of Ground Floor Retail Space
- ▶ 320 Parking Spaces
- ▶ Project will include City of Denver approved site plan, architectural elevations, floor plans, and construction cost estimates can be provided

**CALL TO OFFER DATE: APRIL 10, 2006**