



\$1.50 PSF Fee

For Sublease

Rocky Mountain Seed Building

1321 15th St · Denver, CO 80202

RSF

9,840

TERM

Through May 2028

RENTAL RATE

\$40/SF Full Service

WORKSTATIONS

60

PRIVATE OFFICES

2-8

FURNITURE

Negotiable



ABOUT THE BUILDING

The Rocky Mountain Seed Co. expansion building at 1321 15th Street is a beautifully restored historic office property in LoDo, built in 1920 and fully renovated in 2008. Owned by Urban Villages, this two-story + basement class-B office building delivers nearly 12,000 square feet of space with original hardwood floors, post-&-beam construction, open ceilings, and abundant natural light. Located on a dedicated 15th Street entry, tenants enjoy proximity to Larimer Square, the 16th Street Mall, Market Station, and Union Station, with excellent access to transit, restaurants, retail, and amenities.

Broker Team

Amy Aldridge

Partner

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Natalie Froland

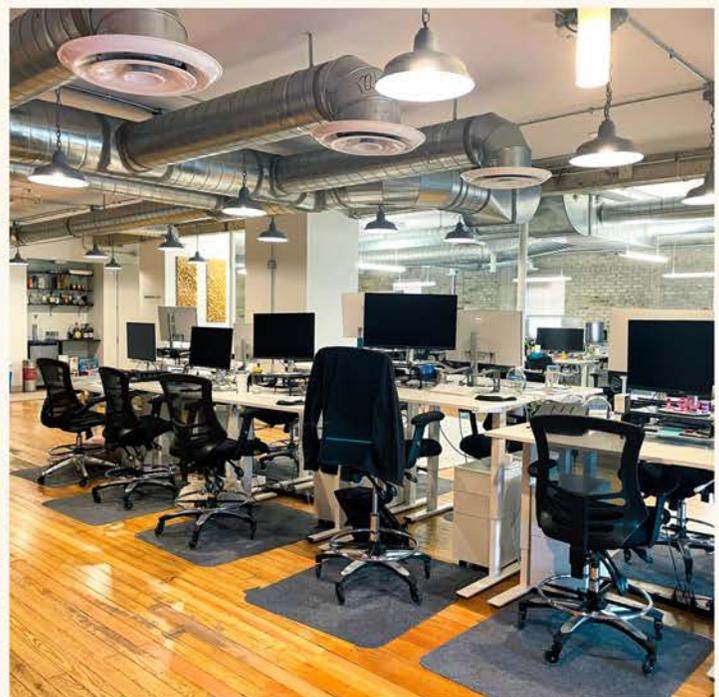
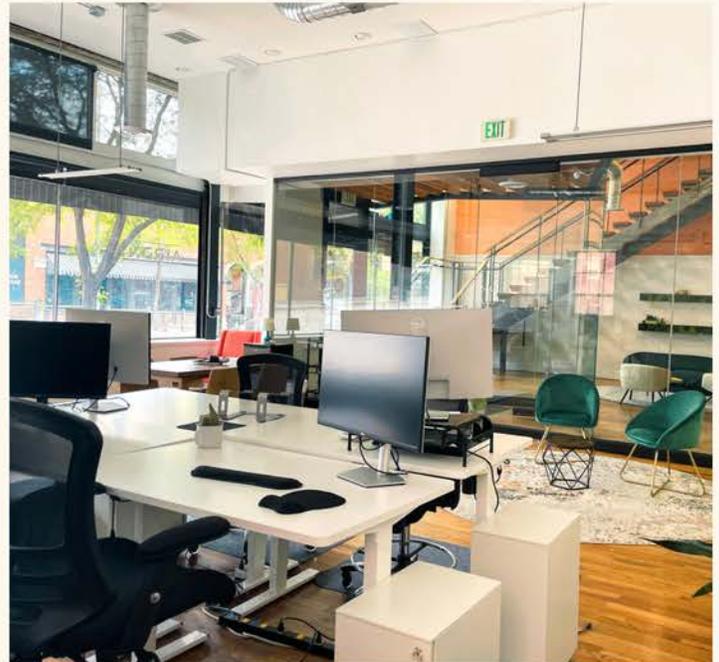
Vice President

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ABOUT THE SPACE

- Private Rooftop Patio
- 60 Workstations
- 1 Large Training Room
- 2-8 Offices (Based on Furniture)
- 3-8 Huddle/Meeting Rooms (Based on Furniture)
- Mother's Room
- Storage (Excluded from RSF)
- 15th Street Visibility

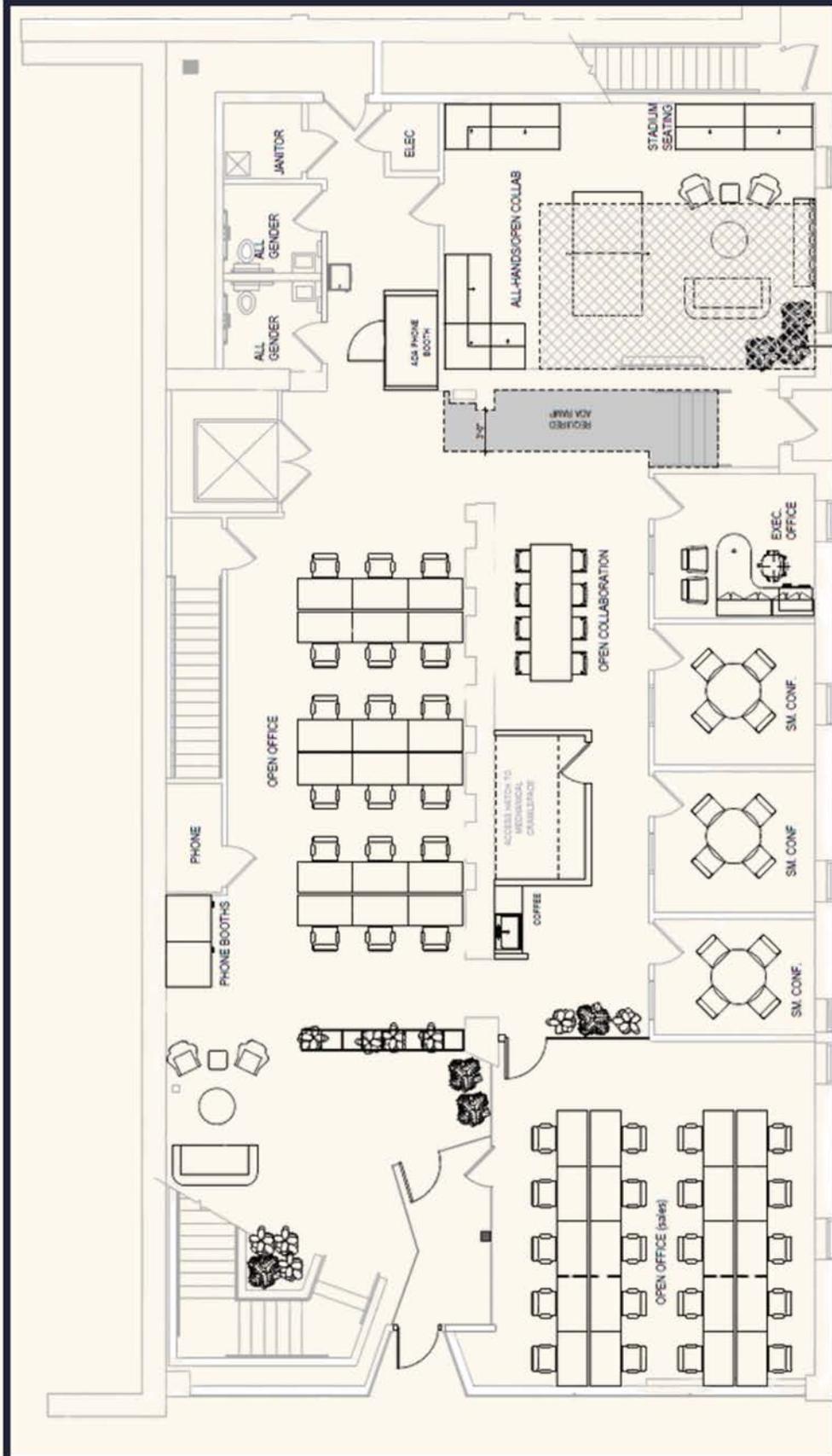


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Floor Plan - 1st Floor



Floor Plan - 2nd Floor

