

Lofts on Colfax Project Details



1245 E. Colfax Avenue Denver, CO 80218 www.LoftsOnColfax.com

Contact: Ken O'Donnell at kodonnell@relogic.com or 720-640-6767

Two Buildings: Lafayette Building and Colfax Building

A New Standard for Urban Micro-Living in Denver

1245 E Colfax is a fully entitled, permit-ready mixed-use development designed for modern urban living along one of Denver's most iconic corridors. The project delivers 144 thoughtfully designed micro-apartments (from 415 to 547 sq ft). It also has approximately 6,000 sq ft of neighborhood-serving retail, combining new construction with adaptive reuse to create an activated, walkable residential environment.

This is a shovel-ready infill opportunity with all major entitlement risk removed and a clear path to delivery.

Price: \$12,000,000.

Lafayette Building (Building A) New Apartment Building

Gross Building Area: Total Area = 71,930 SF

Level 1 - 15,706 SF

Level 2 - 13,923 SF

Level 3 - 13,923 SF

Level 4 - 13,923 SF

Level 5 - 13,923 SF

Roof Level - 531 SF

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Vehicle Parking:

Garage Parking:

24 Stalls* (20 Standard, 2 Compact, 1 ADA Van, 1 ADA EVSE)

Parking is shared with the Colfax Building Surface Parking

Bike Parking:

76 Interior hanging bike racks

17 Exterior Fixed U-Racks*

Exterior bike parking is shared with the Colfax Building

Unit Mix:

Total Unit Count:

95 Units (92 Type-B Units + 3 Type-A Accessible Units)

3 Units are exterior walk-ups from Lafayette Street sidewalk

Retail Space:

Level 1: 1,248 SF Retail Space

Building Amenities:

Level 1:

305 SF Mail/Parcel Room

626 SF Co-Working Space

148 SF Podcasting Studio

269 SF Bike Storage Room

34 hanging storage bike racks

Level 2:

328 SF Dining/Lounge Space

747 SF Outdoor Courtyard

Level 3:

328 SF Bike Storage Room

42 hanging storage bike racks

Level 4:

328 SF Lounge Area

Roof Level:

738 SF Rooftop Amenity Patio Area

Colfax Building (Building B)

Existing 1962 Office Building Renovation (Change of Occupancy)

Gross Building Areas: Total Area = 51,236 SF

Basement Level - 10,082 SF

Level 1 - 10,178 SF

Level 2 - 10,121 SF

Level 3 - 10,121 SF

Level 4 - 10,121 SF

Roof Level - 612 SF

Vehicle Parking:

Surface Parking - 11 Stalls* (8 Standard, 3 ADA Van)

Parking is shared with the Lafayette Building Parking Garage

Bike Parking:

Basement Level - 42 hanging bike racks

Exterior bike parking is shared with the Colfax Building

Unit Mix:

Total Unit Mix: 51 Units (92 Type-B Units + 3 Type-A Accessible Units)

Retail Space:

Level 1:

1,576 SF Retail Space (Coffee Shop, Existing)

987 SF Retail Space (Existing)

2,911 SF Retail Space (New)

Building Amenities:

Level 1:

1,037 SF Fitness Room

175 SF Mail / Package Room

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