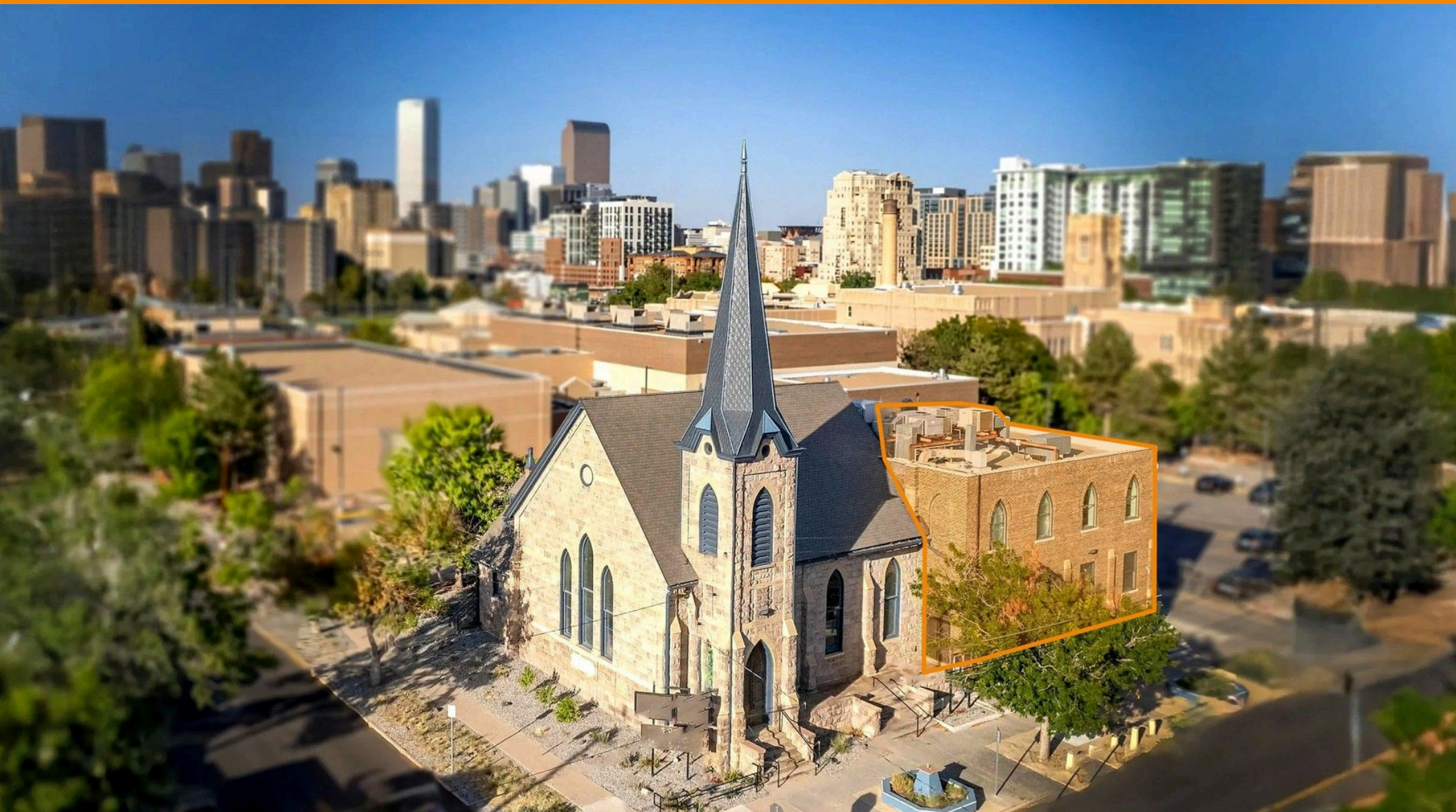


FOR LEASE

910 GALAPAGO ST

DENVER, CO 80204 • HISTORIC SMITH'S CHAPEL

innovate
COMMERCIAL REAL ESTATE



The brick office building beside historic Smith's Chapel, outlined in orange, with Downtown Denver beyond.

› PROPERTY OVERVIEW

\$25.00/SF/YR

FULL SERVICE GROSS LEASE RATE

±5,450 RSF

TWO LEVELS · UNITS FROM ±400 RSF

Property Summary

ADDRESS	910 Galapago St, Denver, CO 80204
BUILDING	Historic Smith's Chapel, Denver Landmark #350
NEIGHBORHOOD	La Alma Lincoln Park
TOTAL AVAILABLE	±5,450 RSF on two levels
UPPER LEVEL	Units 201 to 204, ±400 to ±2,500 RSF
LOWER LEVEL	Open plan, ±2,950 RSF
LEASE RATE	\$25.00/SF/yr, Full Service Gross
APPROX. MONTHLY RENT	\$11,354
LEASE TERM	Negotiable
BUILT	1882; renovated 2024
CONSTRUCTION	Rhyolite stone chapel, brick annex
TRANSIT	About 0.5 mi to 10th & Osage Station



- ◆ Lease two levels of **historic Smith's Chapel**, an 1882 Gothic Revival landmark at 9th Ave and Galapago St, renovated in 2024 and steps from the galleries of the Art District on Santa Fe.
- ◆ The upper level, Units 201 to 204, leases from a single ±400 RSF unit up to the full ±2,500 RSF, with maple floors, bright private offices and a corner office with a fireplace and an arched chapel window. The open lower level adds an ADA restroom and a commercial kitchen.
- ◆ Creative office and studio space with a story: a home for a design firm, agency, studio or cultural nonprofit that wants an address people remember.

› THE STORY OF SMITH'S CHAPEL

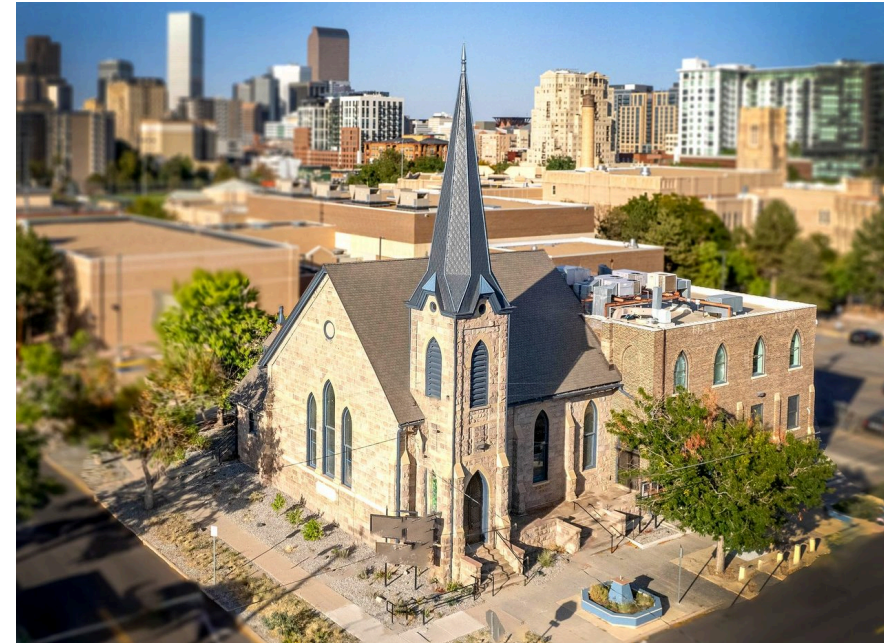
Denver Landmark #350

In 1881 Denver pioneer and businessman **John W. Smith** gave four lots and \$10,000 to build a chapel in his West Denver neighborhood. Completed in 1882, Smith's Chapel was built in the Gothic Revival style from **Castle Rock rhyolite**, the pale volcanic stone quarried south of Denver, with a brick annex beside it.

From the 1960s to the 1980s the building was home to the **Denver Inner City Parish** and became a gathering place for the Chicano Movement. Rodolfo "Corky" Gonzales and the Crusade for Justice organized here, and in 1969 the chapel was a haven for students during the West High walkouts.

In December 2020 Denver City Council unanimously designated the chapel **Denver Landmark #350**, the first property designated under the city's cultural criteria, which honor a building's ties to the people and events of Denver's history.

A 2024 renovation brought the building back as office and studio space, keeping the stone walls, the steeple and the arched windows that make it one of a kind.



1882
CHAPEL
COMPLETED

1960s
DENVER INNER
CITY PARISH

1969
WEST HIGH
WALKOUTS

2020
LANDMARK
#350

2024
RENOVATED

Few offices in Denver can say their walls helped shape the city's history. Here, every client meeting starts with a story.

› IDEAL USERS

Two levels with very different character: private offices with chapel windows upstairs, and an open, flexible floor downstairs. Together they suit a creative team that wants a landmark address close to Downtown, the Santa Fe galleries and light rail.

Architecture and Interior Design Firms

Studio light and private offices for principals upstairs, open work and model space downstairs, and a building that shows clients you value design.

Creative, Branding and Marketing Agencies

A landmark address that tells clients who you are. Private offices for account leads and an open floor for the team.

Video, Photo and Recording Studios

An open lower level for shoots, edit bays and recording, with private offices upstairs for producers and client reviews.

Dance and Fitness Studios

The open ground level suits a dance, yoga, Pilates or small group fitness studio, with an ADA restroom on the floor and room for classes.

Creative and Cultural Nonprofits

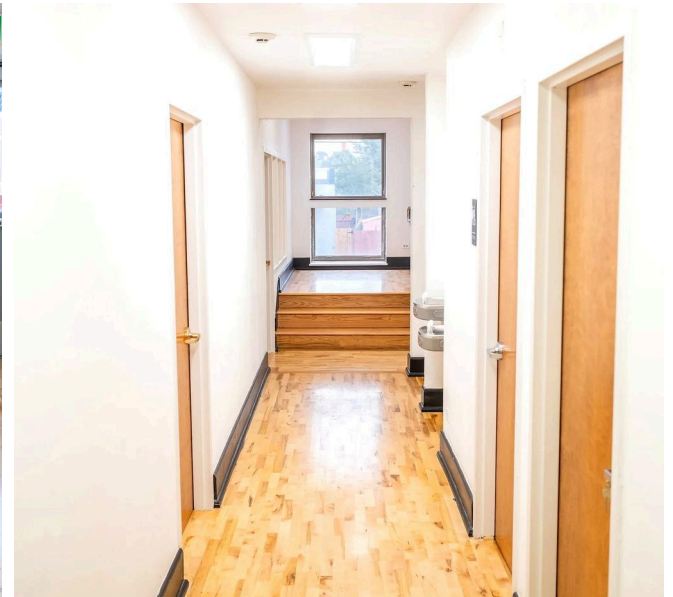
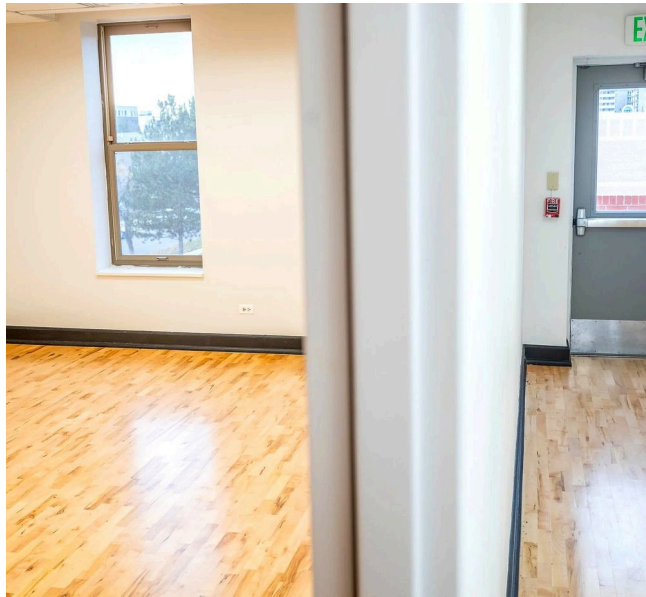
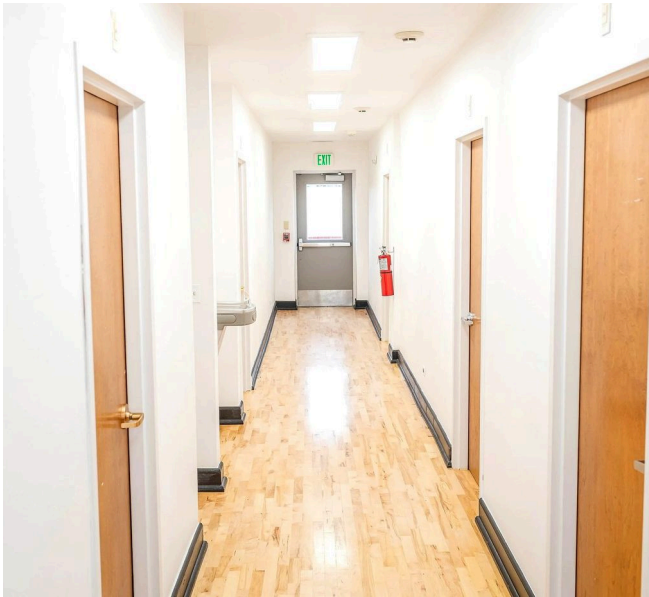
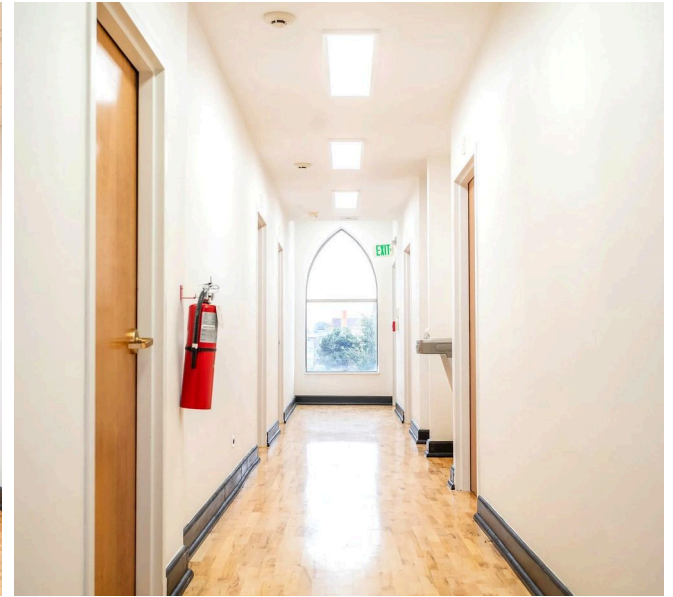
A building with deep roots in Denver's Chicano Movement and civic life, a fitting home for mission driven organizations.

Artists and Collectives

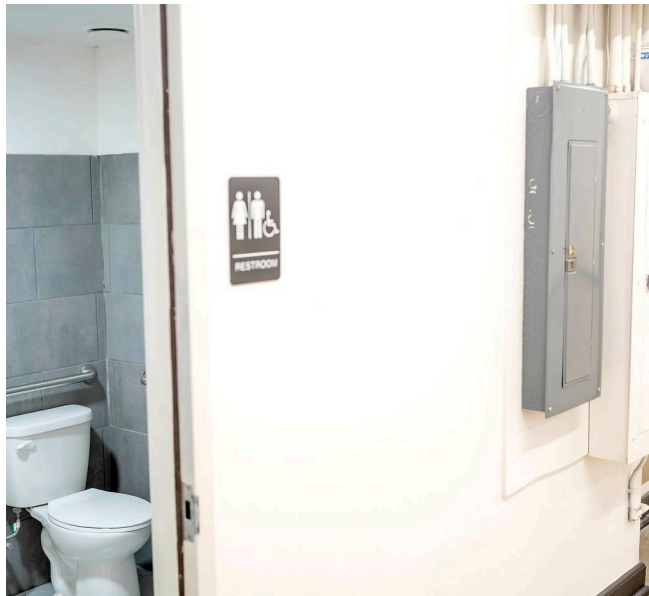
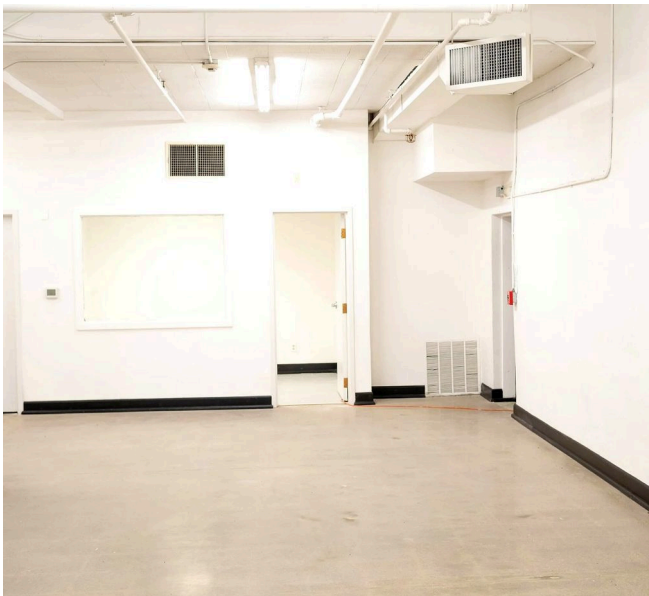
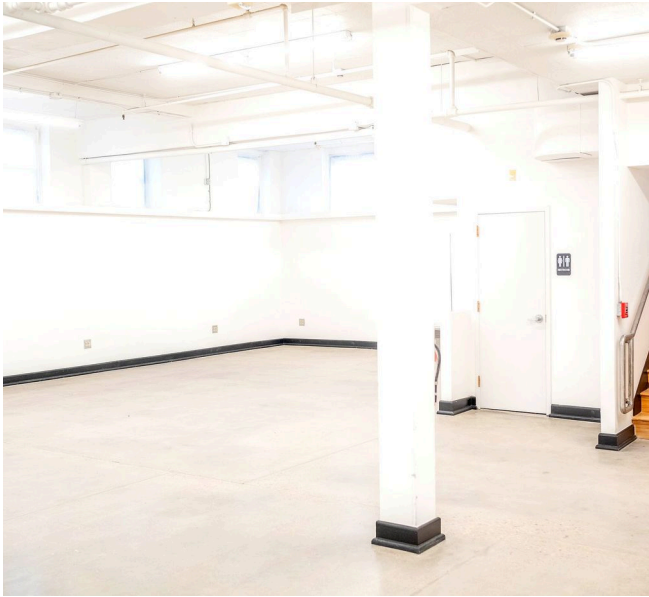
Room to grow past a shared studio, with private studios upstairs and shared work space below, steps from the Santa Fe galleries.

Tenants should confirm their intended use with the City and County of Denver.

› UPPER LEVEL - UNITS 201 TO 204 - ±400 TO ±2,500 RSF



➤ LOWER LEVEL · OPEN PLAN · ±2,950 RSF



La Alma Lincoln Park and the Art District

La Alma Lincoln Park sits just south of where Denver was first settled in the 1850s. By the 1960s it was a center of Denver's Chicano Movement, and today its murals, galleries and studios anchor the **Art District on Santa Fe**, one of the city's best known creative corridors, just west of the chapel.

On the **First Friday Art Walk** each month, galleries and studios open their doors in the evening, a built in audience for a creative tenant. Museo de las Americas, MSU Denver's Center for Visual Art, 910Arts and Su Teatro are a short walk away, alongside Renegade Brewing, Tonantzin Casa de Café and the historic Buckhorn Exchange.

West High School is steps away, the campus whose 1969 walkouts made Smith's Chapel a haven. Denver Health's main campus is about 0.4 mi east and the Auraria Campus about a mile north.

The **10th & Osage** light rail station (C and E lines) is about half a mile away. Typical drive times: Downtown Denver 8 minutes, Union Station 10, Cherry Creek 10, the Denver Tech Center 21 and Denver International Airport 48.



Santa Fe Drive at 8th Avenue. Photo: Jeffrey Beall, CC BY 4.0, via Wikimedia Commons.

Trade Area Demographics

Metric	1 Mi	3 Mi	5 Mi
Population	24,024	248,242	526,738
Households	15,176	136,874	259,938
Median HH Income	\$87,113	\$104,393	\$103,003
Median Age	35.6	35.3	35.9

Source: U.S. Census Bureau, ACS 2024 5 year estimates.

➤ RETAIL TRADE AREA



› CONTACT AND DISCLAIMER



FOR LEASING INFORMATION OR A TOUR

Charlie Cummings

Founder & Managing Broker, Innovate Commercial Real Estate

720 583 5794 • charlie@innovate-cre.com

Disclaimer: This Offering Memorandum has been prepared by Innovate Commercial Real Estate for the sole purpose of assisting prospective tenants in evaluating the space described herein. The information contained in this memorandum has been obtained from sources believed to be reliable, but has not been independently verified. Innovate Commercial Real Estate makes no representation or warranty, express or implied, as to the accuracy or completeness of this information. Square footage, layout and other figures are approximate and should be independently verified. Prospective tenants should conduct their own investigation of the premises, its condition, zoning and suitability for their intended use.

Lease Terms: Lease rate, term, concessions and any tenant improvements are subject to landlord approval and a fully executed lease. The space may be withdrawn from the market or its terms changed at any time without notice.

Historic Information: Building history is drawn from public sources, including the City and County of Denver landmark designation and History Colorado. Smith's Chapel is a designated Denver landmark, and exterior changes may require Landmark Preservation review.

Demographics: U.S. Census Bureau, American Community Survey 2024 5 year estimates, census tracts with centers inside each radius. Income is the household weighted average of tract medians. Drive times from Mapbox, typical conditions.