



# 1400 Market Street

Denver, Colorado 80202

## Property Features

- Prime +/-5,500 SF second floor suite in historic LoDo building
- Full-floor space is in shell condition and ready for buildout
- Large windows, open layout, original brick, high ceilings with exposed ductwork, and abundant natural light
- Multiple transit options including the 16th Street Free MallRide, Free MetroRide, and RTD Bus & Light Rail at Union Station
- Prominently positioned at key intersection in LoDo providing unmatched exposure to 19,000 vehicles per day
- Steady daytime and evening foot traffic due to close proximity to Central Business District and Auraria Campus
- Building Signage



Walk Score  
89



Transit Score  
97



Bike Score  
86

**Lease Rate: \$25.00/SF NNN**

## Property Facts

AVAILABLE	+/-5,500 SF
BUILDING	+/-16,500 SF
LOT SIZE	6,250 SF
YEAR BUILT	1920
RENOVATED	2018
ZONING	D-LD (Downtown-Lower Downtown)
OP EX	\$12.39/SF (does not include

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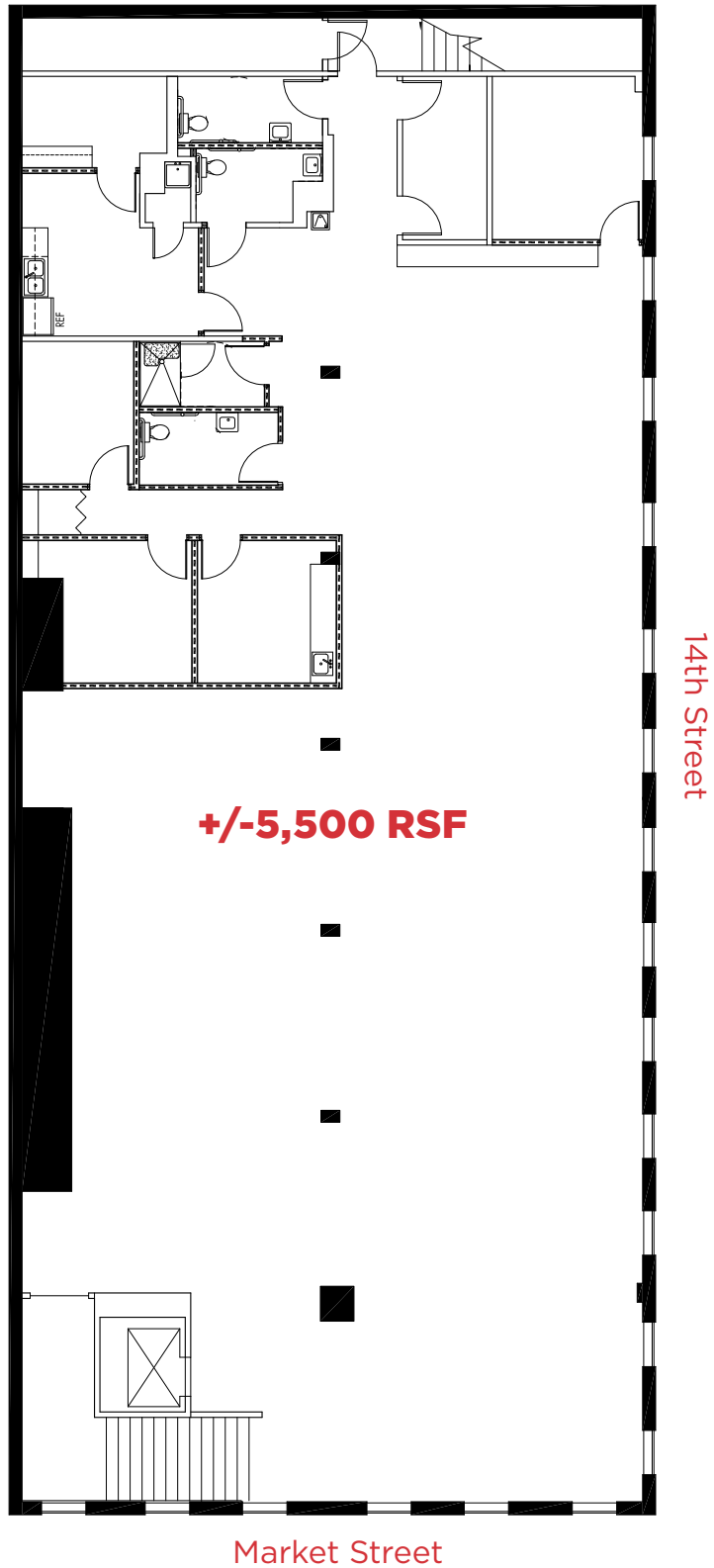
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FOR LEASE

**+/-5,500 SF**

Full-Floor Office / Retail Suite in LoDo



**SUITE 200**



**View down Market**



FOR LEASE

**+/-5,500 SF**

1400 Market St #200 | Denver, Colorado



### Traffic Counts

MARKET ST @ 14TH ST	20,000 VPD
14TH ST @ MARKET ST	8,400 VPD
SPEER BLVD @ MARKET ST	37,000 VPD

\*SOURCE: LANDVISION

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