

1391 NORTH SPEER BOULEVARD, DENVER, COLORADO 80201

# Vibe

art district

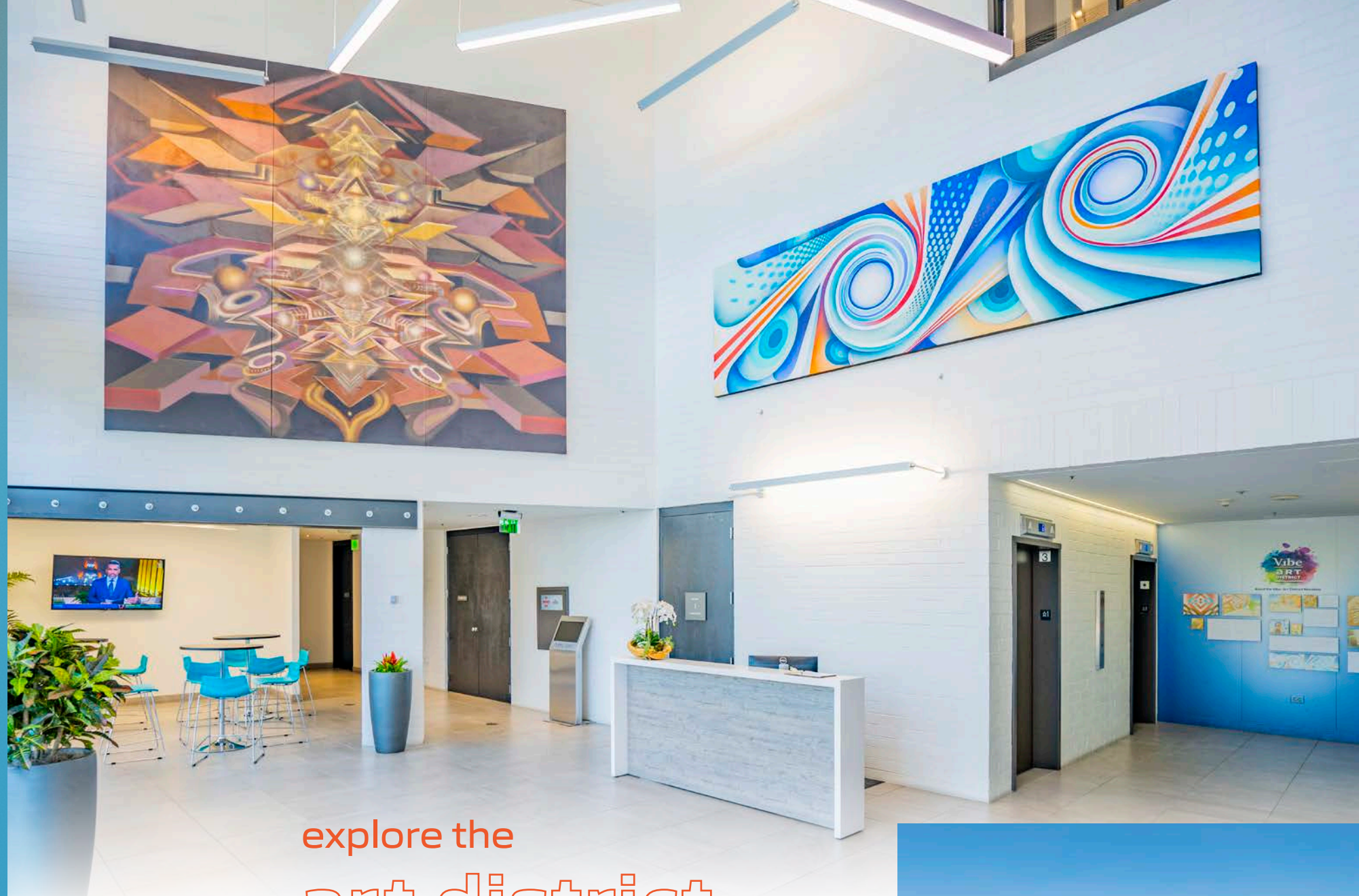


# welcome to Vibe

Positioned at the entrance to Denver's Santa Fe Art District, the building features curated artwork throughout, blending culture and functionality in one energizing workplace. With modern upgrades, mountain views, and a full suite of amenities, Vibe delivers an inspired setting for forward-thinking teams.

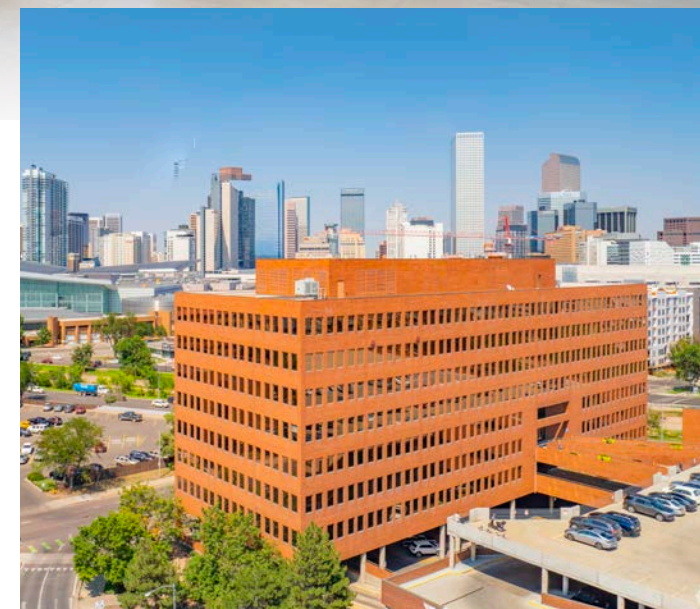


an office  
destination  
designed to  
spark ideas



## explore the art district

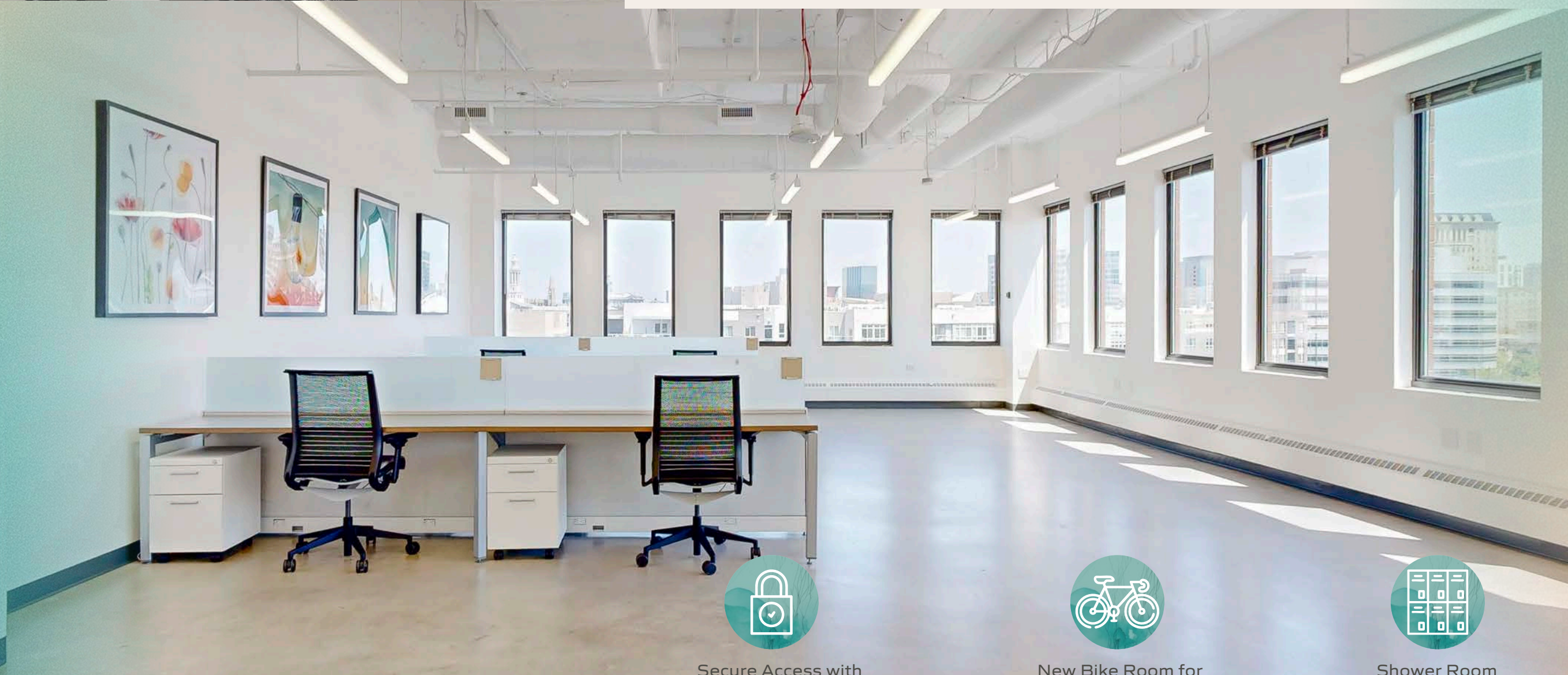
- + Suites with unobstructed mountain and city views
- + Direct access to Cherry Creek Trail
- + Denver enterprise zone state tax credits available
- + Walkable to Colorado Convention Center and Golden Triangle neighborhood
- + Two blocks from Colfax at Auraria Light Rail Station





## creative space bold details

- + **Building Size:** 140,147 SF
- + **Floors:** 8
- + **Year Built / Renovated:** 1982 / 2019
- + **Lease Rate:** \$17 - \$23 / SF NNN
- + **Expenses:** \$13.59 / SF
- + **Parking Ratio:** 1.7 / 1,000 SF
- **Reserved:** \$200 / mo
- **Unreserved:** \$175 / mo



Secure Access with  
On-Site Security

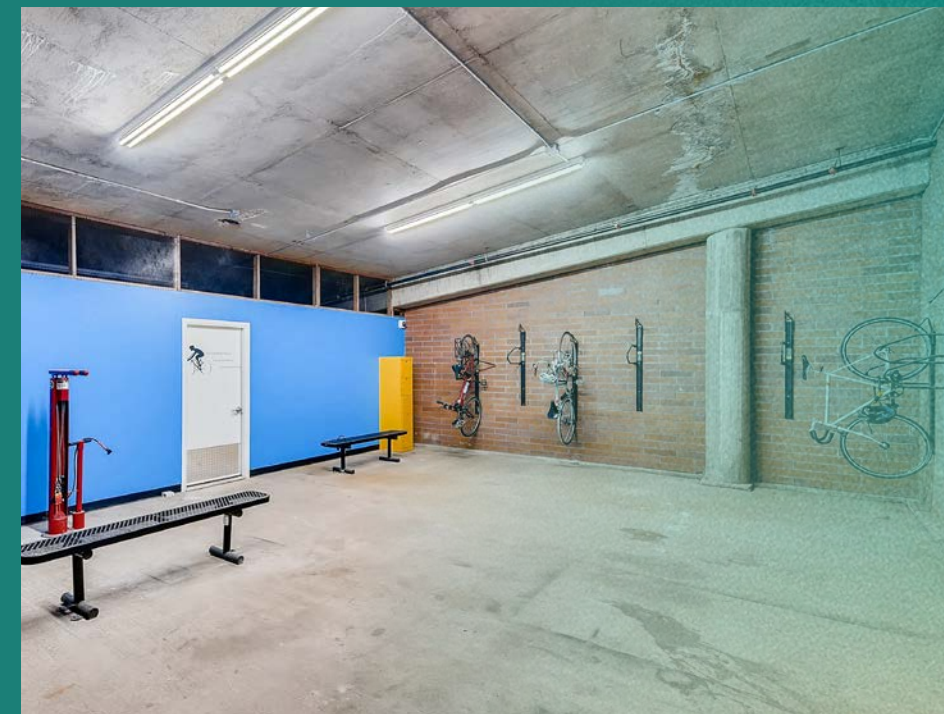


New Bike Room for  
Secured Bike Storage



Shower Room  
with Lockers

color outside  
the cubical





art.  
energy.  
walkability.  
repeat.



## steps from denver's creative core

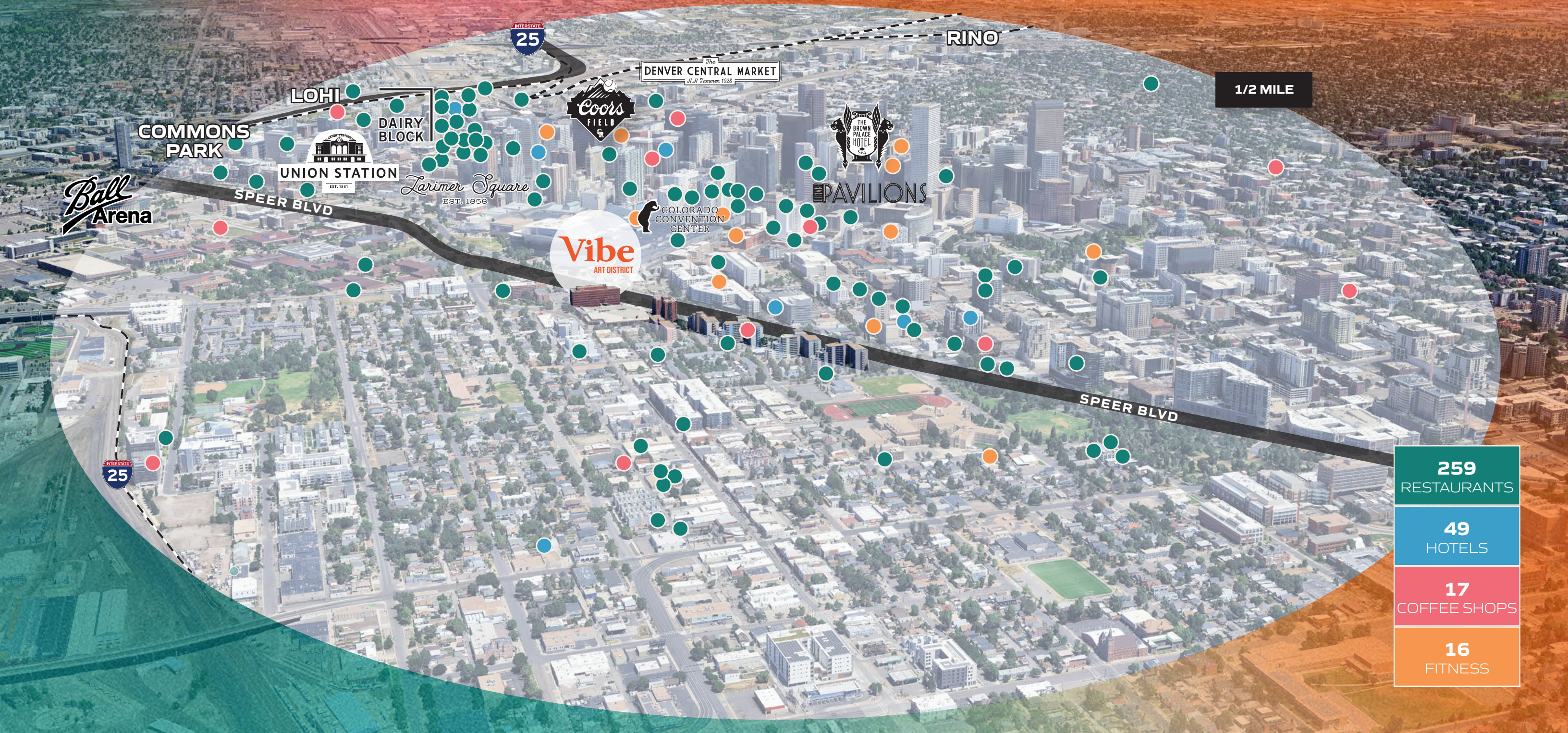
The Golden Triangle is one of Denver's most vibrant and walkable neighborhoods—home to the city's leading museums, galleries, and civic institutions. From historic architecture to modern eateries and public art, it's a district that blends culture, creativity, and convenience in every direction.



# everything within reach

With easy access to Denver’s top districts, everyday conveniences, and a diverse and highly educated talent pool, the Vibe offers the ideal environment for companies to grow, attract talent, and thrive in a setting that’s geared toward productivity, accessibility, and opportunity.

DISTANCE	2024 POPULATION	2029 EXPECTED POPULATION	BACHELORS DEGREE OR HIGHER
1 mi	33,313	41,624	63.6%
3 mi	258,716	286,992	66.8%
5 mi	523,257	555,062	59.9%



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