



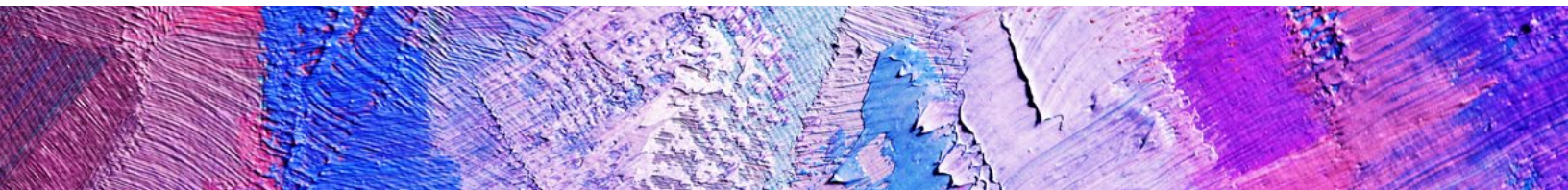
**Vibe**<sup>TM</sup>  
ART DISTRICT

**1391**  
N SPEER BLVD  
DENVER, CO 80201

**AVISON  
YOUNG**

**EXPERIENCE THE VIBE**

A MODERN WORKPLACE CURATED FOR YOUR BUSINESS





PROPERTY OVERVIEW

## HIGHLIGHTS

- Suites with unobstructed mountain and city views
- Accessible to/from Cherry Creek trail, providing recreation and connecting your workforce
- Denver enterprise zone state tax credits available
- Walkable to Colorado Convention Center and Golden Triangle neighborhood

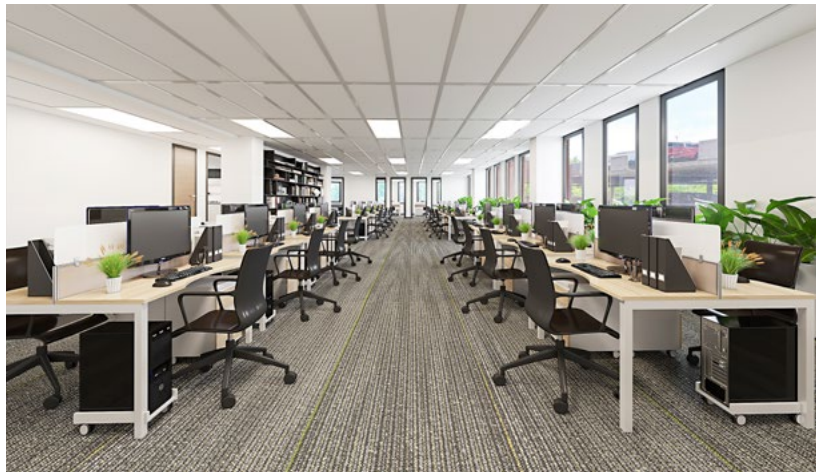
## AMENITIES

- Shower room with lockers
- Abundant free visitor parking
- Attached structured covered parking
- Secured access and on-site security
- New bike room for secured bike storage

## DETAILS

- Building Size: 140,147 sf
- Floors: 8
- Year built/renovated: 1982/2019
- Lease rate: \$17.00–\$23.00/sf NNN
- Expenses: \$13.59/sf (est. 2024)
- Parking ratio: 1.7/1,000 sf
  - Reserved: \$200/mo
  - Unreserved: \$175/mo



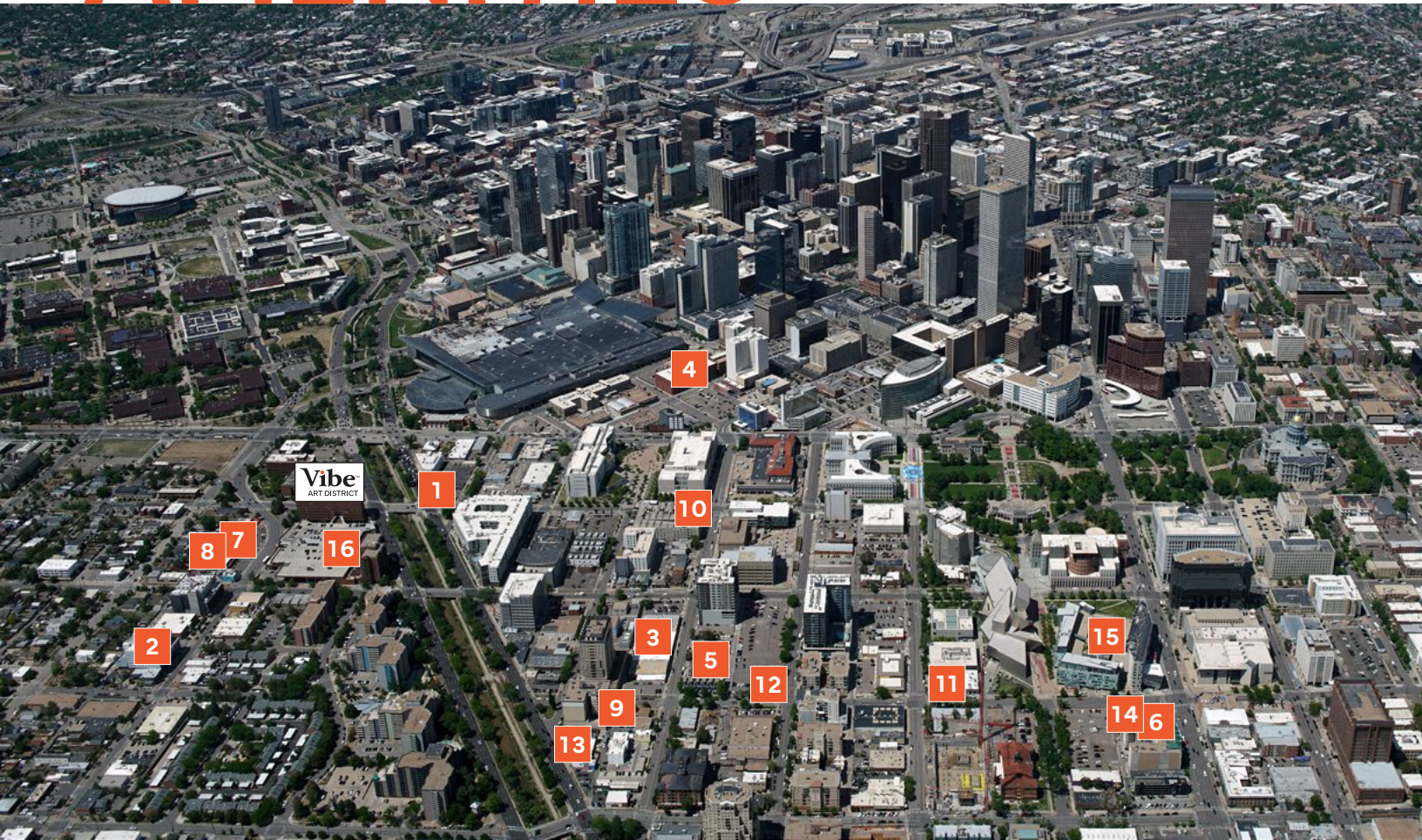


# Vibe™

ART DISTRICT

#	NAME	CATEGORY
1	STARBUCKS	COFFEE
2	METHOD COFFEE ROASTERS	COFFEE
3	THE SPOT BOULDERING GYM	FITNESS
4	THE DENVER ATHLETIC CLUB	FITNESS
5	FITNESS IN THE CITY	FITNESS
6	PROJECT 13 GYMS	FITNESS
7	PIZZA HUT	FOOD
8	TACOS LOS CAMPAS	FOOD
9	CUBA CUBA CAFÉ & BAR	FOOD
10	SUBWAY	FOOD
11	LEVEN DELI CO.	FOOD
12	DULCE VIDA	FOOD
13	GATEAUX PASTRIES	FOOD
14	BURGERFI	FOOD
15	MAD GREENS	FOOD
16	KING SOOPERS	GROCERY

# AMENITIES

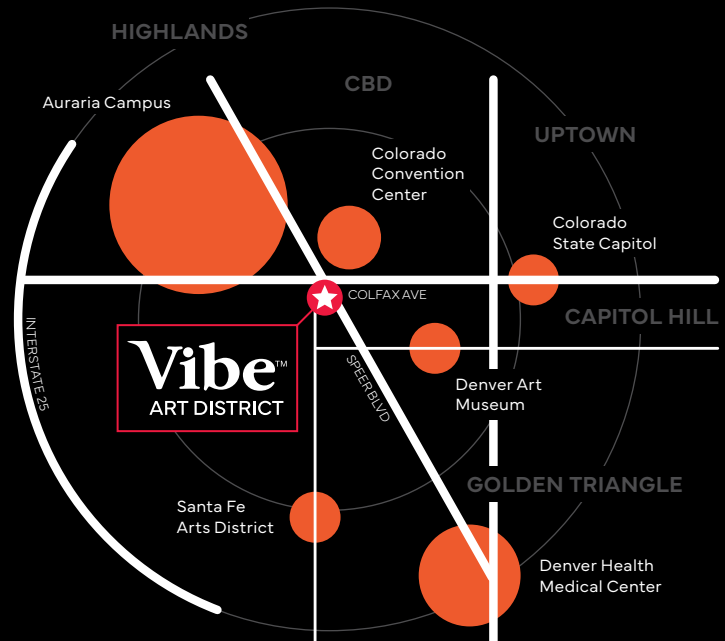


# WORKFORCE & DEMOGRAPHICS

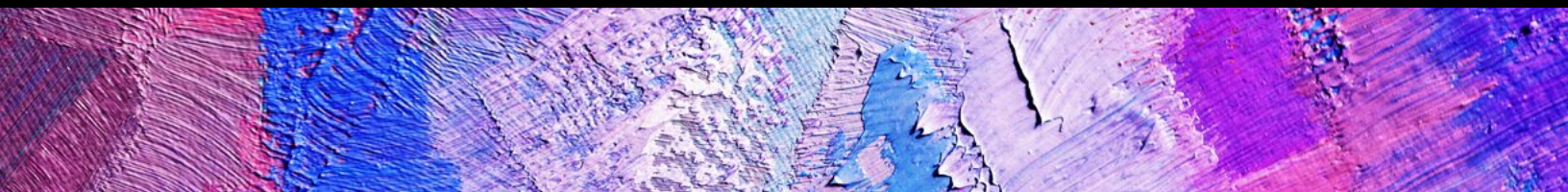


The periphery that borders downtown is comprised of a highly educated workforce, concentrated in the Uptown, Golden Triangle, Capitol Hill, and Highland neighborhoods. Since 2013, over 27,000 mid-rise and hi-rise multifamily units have been added to existing inventory within a 3-mile radius of Vibe. Of the 27 projects (7,200 units) under construction, six are located within 1-mile of Vibe.

Furthermore, Vibe is located at the confluence of major education, healthcare, economic, government, and cultural institutions in Denver. No other office building is as proximate to the **Auraria Campus**, **Colorado Convention Center**, **Colorado State Capitol**, **Denver Health Medical Center**, and the plethora of museums nearby.



DISTANCE	2023 POPULATION DENSITY	MEDIAN AGE	EDUCATIONAL ATTAINMENT
1 MILE	31,409	36.1	52%
3 MILE	256,520	36.5	52%
5 MILE	510,326	36.7	46%



# CONVENIENT ACCESSIBILITY

**Vibe**™  
ART DISTRICT



# GOLDEN TRIANGLE NEIGHBORHOOD

**Vibe**<sup>™</sup>  
ART DISTRICT



The Golden Triangle neighborhood has been through many transitions in its history. When the Denver Mint was first built in 1906 to support the growing gold mining industry in Colorado, the Golden Triangle was going through a transformation from an early settlement to the civic and cultural center of Denver. Mayor Speer's City Beautiful movement and his love for Civic Center Park further engrained the Golden Triangle as Denver's cultural hub with many large events and concerts taking place in Civic Center Park.

[CLICK HERE TO SEE ACTIVE  
DEVELOPMENT PROJECTS](#)



# CONTACT US

**Vibe**<sup>™</sup>  
ART DISTRICT

**1391**  
N SPEER BLVD  
DENVER, CO 80201

**AVISON  
YOUNG**

**CAITLIN ELLENSON**

Office leasing advisor  
+1 303 391 0960

**HOWARD SCHMIDT**

Office leasing advisor  
+1 303 884 8910

© 2024 Avison Young Northern California. All rights reserved.  
E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

