

1400

SOUTH
COLORADO
BLVD



Skip the high-rise hustle

Modern workspace on a bustling boulevard



AVISON
YOUNG



Building highlights

Well capitalized and debt-free on-site ownership and management

First and second floor access to attached parking garage

Prominent signage opportunities

Efficient rectangular floor plates

Move-in ready spec suites

Tenant amenity center and guest Wi-Fi

Modern common areas and restrooms

New HVAC units with digital controls and needlepoint ionization

Building size	57,464 sf
Year built/reno	1983/2023
Lease rate	\$24.50–\$28.00/sf FSG
Floors	Five (5)
Structured parking	3.0/1,000 sf
• Covered unreserved	\$50/month
• Covered reserved	\$80/month

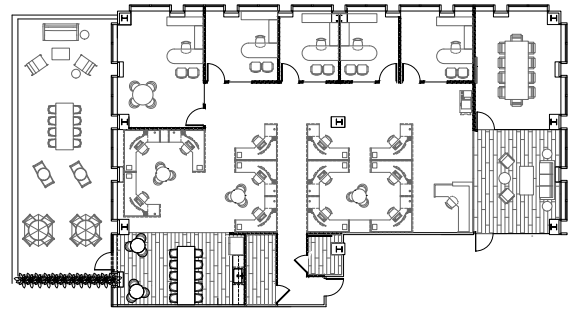
Collaborate and unwind with a **modern training room**, inviting lounge, and open air balcony.



Work in style for a great value. Tour our newly remodeled, move-in ready spec suites and experience the perfect blend of modern design and flexibility.

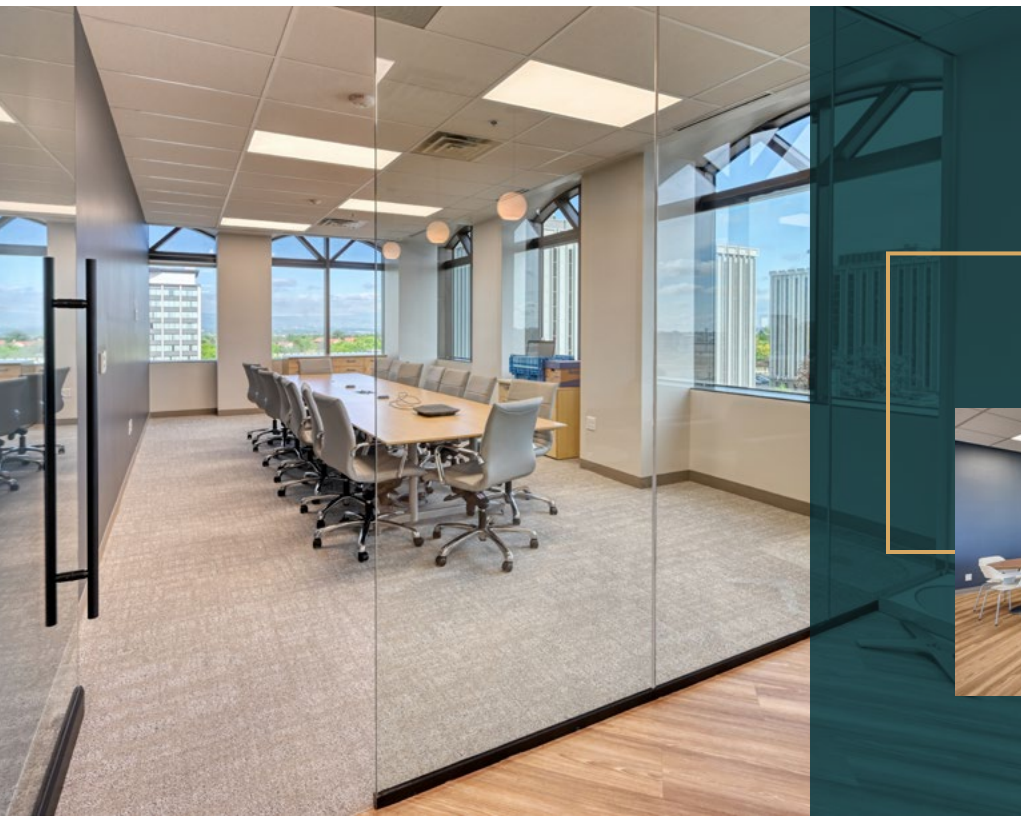


Rectangular floor plates promote optimal space use.



Suite 300
4,120 sf





A two-phase plan is underway to convert **all spaces** to a unified building standard.



Convenient *cross-metro access* via I-25 or Colorado Boulevard.



15 MINUTES TO
DENVER CBD

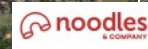
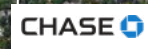
UNIVERSITY
OF DENVER

WASH PARK

CENTURY 21 PLAZA
An array of restaurants and retailers
totaling 32,000 square feet



COLORADO BLVD



1400 SOUTH
COLORADO
BLVD



15 MINUTES TO
DENVER TECH CENTER

"THE DOT" by Kentro
An activated park with a restaurant
concept, a multi-modal transit center,
a modernized King Soopers grocery
store, and a blend of affordable and
market rate housing.

Walk to numerous food and service amenities *within minutes*.

15 MINUTES TO
DENVER TECH CENTER

1400
SOUTH
COLORADO
BLVD



5 MINUTES TO
CHERRY CREEK

VIRGINIA VILLAGE



CORY-MERRILL

CITYSET
Five restaurants, weekly live
entertainment, and two hotels

COLORADO BLVD

BELCARO

5 MINUTES TO
CHERRY CREEK

Contact us to schedule a tour

Caitlin Ellenson
+1 303 390 0960
caitlin.ellenson@avisonyoung.com

avisonyoung.com
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