

A Better Workday,  
By Design

1400

S COLORADO BLVD



1400 SOUTH COLORADO BLVD, DENVER, CO

 CUSHMAN &  
WAKEFIELD



1400  
S COLORADO BLVD

# Built to Impress

1400 S Colorado Blvd delivers a thoughtfully upgraded office environment with efficient layouts, elevated design, and attentive on-site ownership. Set in a highly accessible and amenity-rich location, the building offers everything tenants need to operate smoothly and grow with confidence.



Move-in ready spec suites available



Efficient rectangular floor plates



Prominent signage opportunities



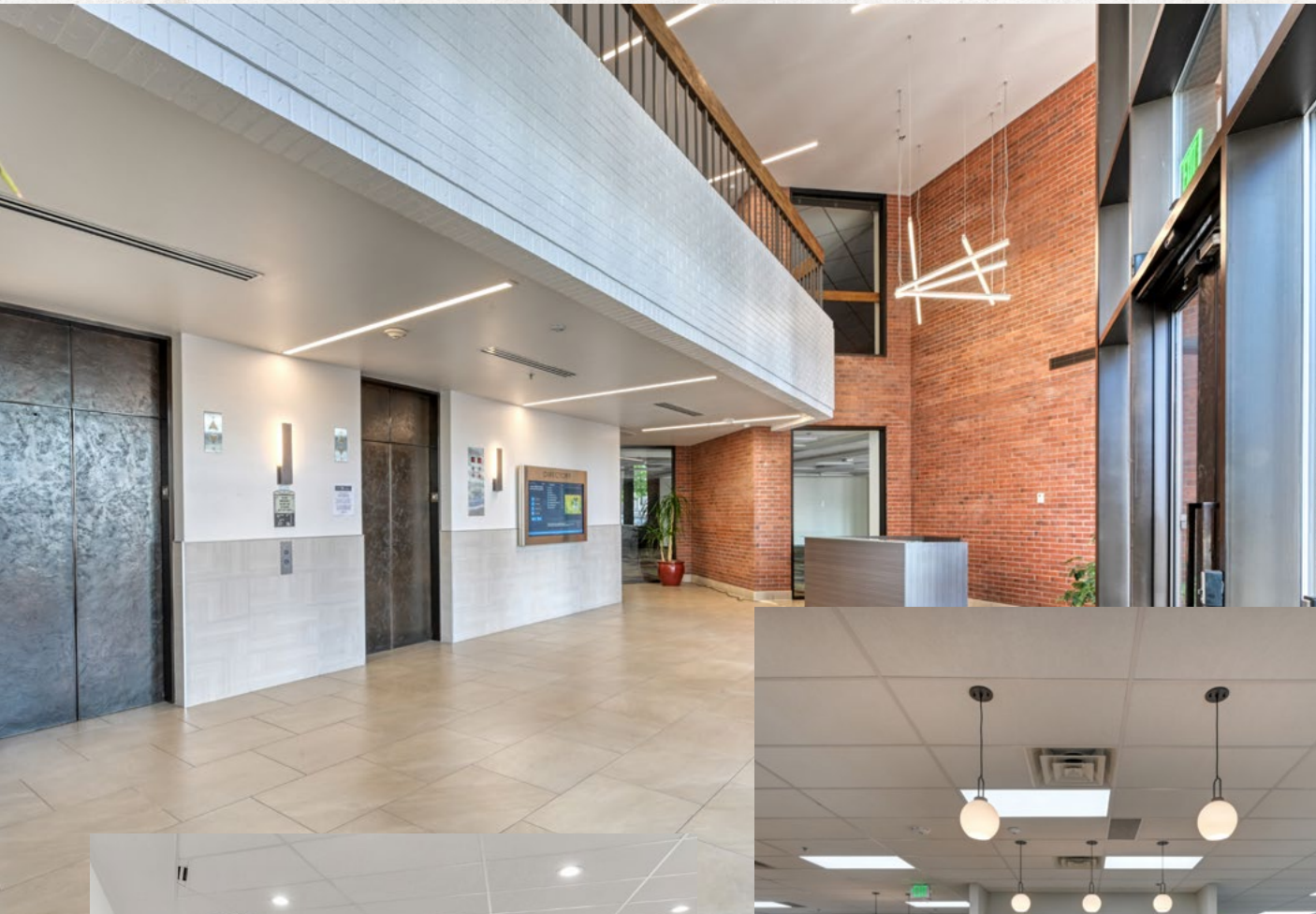
Well-capitalized, debt-free on-site ownership and management





# Building Details

- Building size: 57,464 SF
- Year built / reno: 1983 / 2023
- Lease rate: \$26.50 - \$28.00/SF FSG
- Floors: (5)
- Structured parking: 3.0/1,000 SF
  - Covered unreserved: \$50/month
  - Covered reserved: 80/month
- Direct garage access from first and second floors
- Newly upgraded HVAC with digital controls and needlepoint ionization





# Thoughtfully Upgraded Seamlessly Delivered

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Designed to support comfort, productivity, and connection, the on-site amenities at 1400 S Colorado Blvd enhance the workday experience from start to finish.

Modern training/conference facility



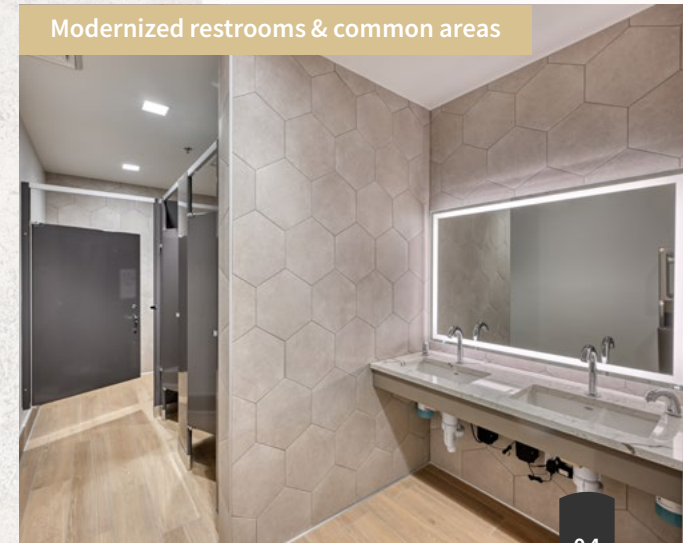
Open-air balcony with mountain views



Tenant lounge with guest Wi-Fi



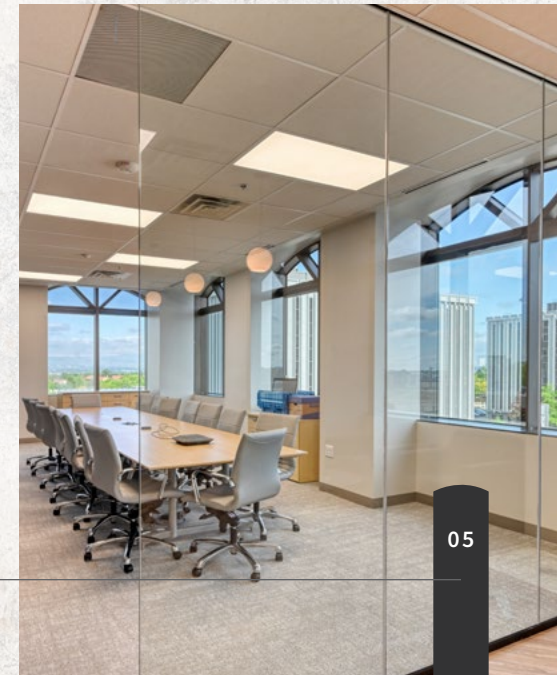
Modernized restrooms & common areas





# Elevated With Purpose

A two-phase plan is underway to bring all tenant spaces up to a consistent, modern standard that reflects the building's overall vision for quality and design.





# Where Convenience Comes Standard



## The Dot

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



## Century 21 Plaza

32,000 square feet of restaurants and office



## Restaurants



## Hotels



## Coffee Shops



## Fitness Centers

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1/2 Mile

1 Mile



# 1400

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For more information,  
please contact:

**Caitlin Ellenson**

303 312 1914

[caitlin.ellenson@cushwake.com](mailto:caitlin.ellenson@cushwake.com)



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