

A Better Workday,
By Design

1400
S COLORADO BLVD



1400 SOUTH COLORADO BLVD, DENVER, CO

 CUSHMAN &
WAKEFIELD



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

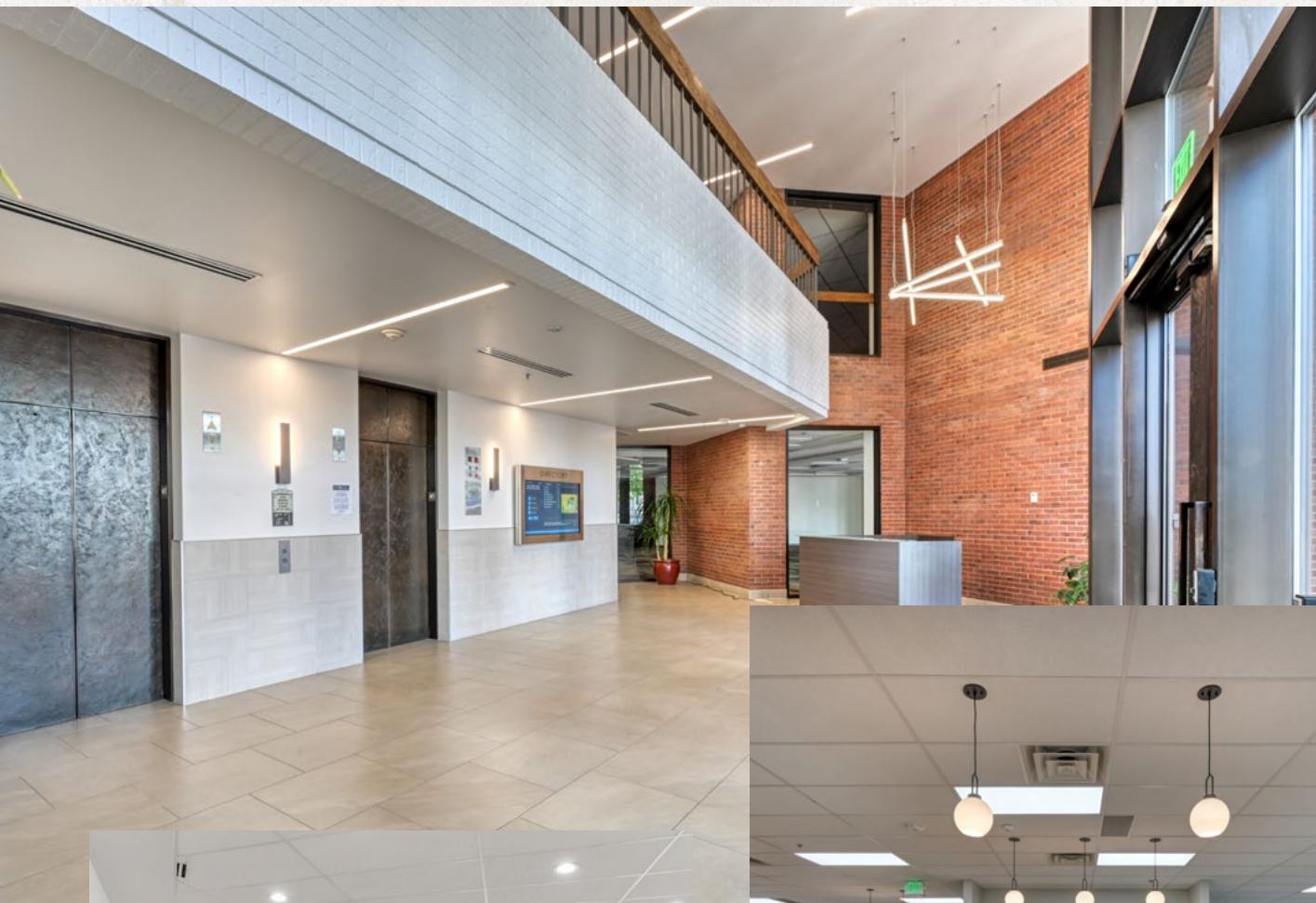


Prominent signage opportunities



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

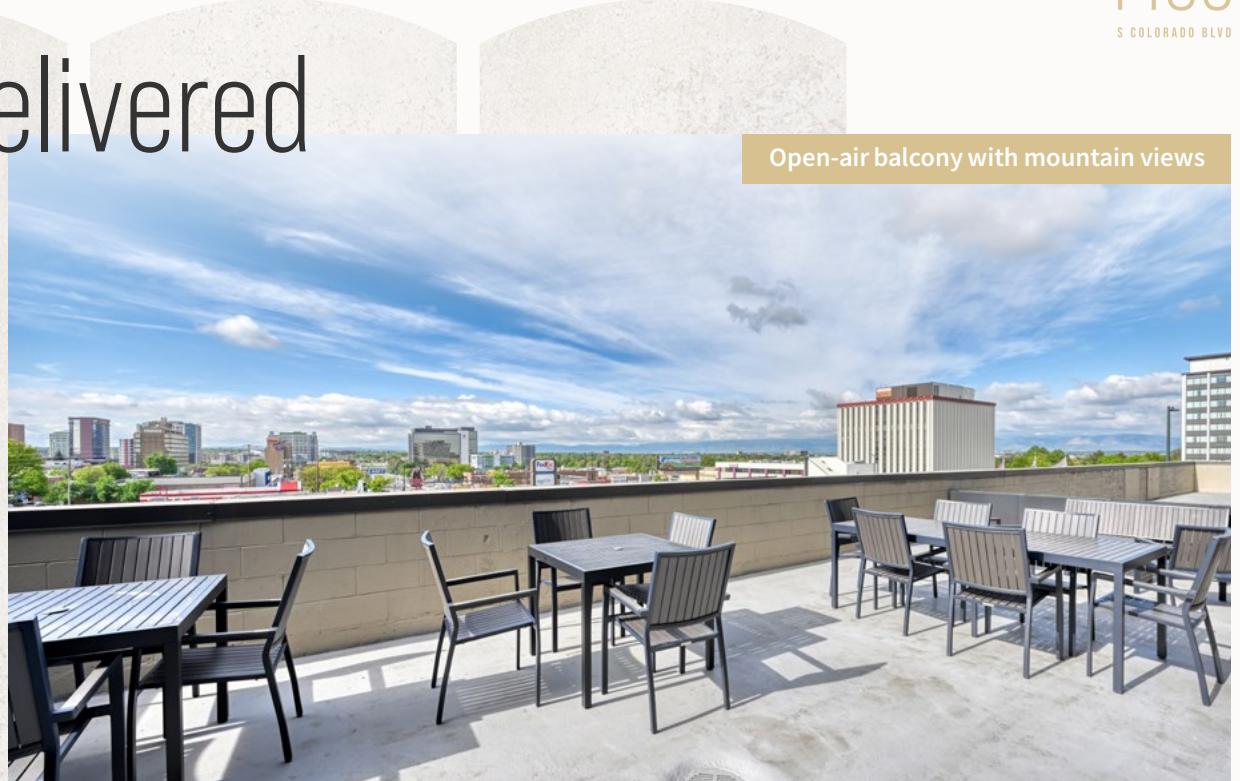
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Designed to support comfort, productivity, and connection, the on-site amenities at 1400 S Colorado Blvd enhance the workday experience from start to finish.

Modern training/conference facility



Open-air balcony with mountain views



Tenant lounge with guest Wi-Fi

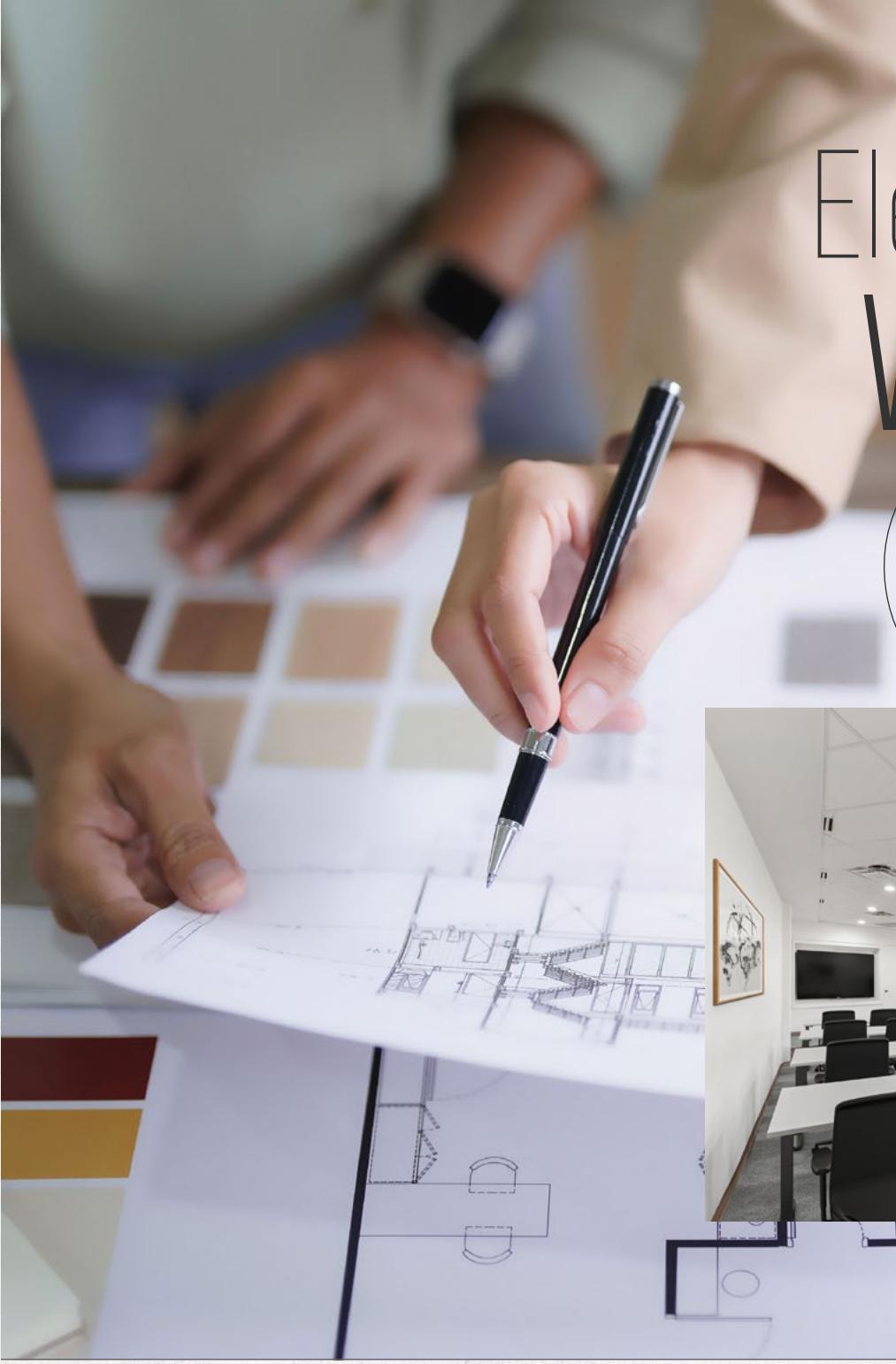
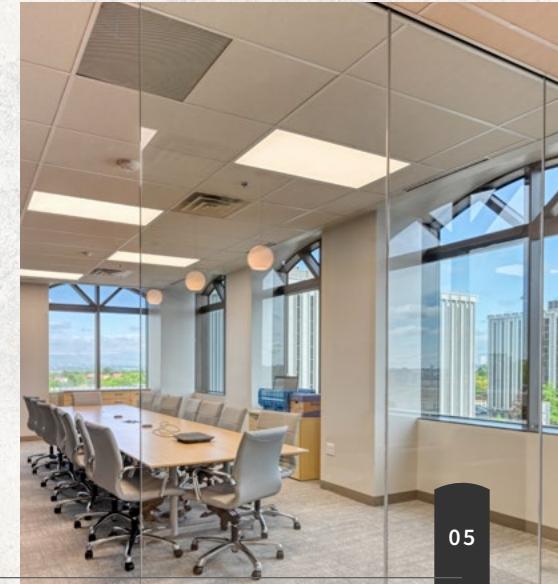


Modernized restrooms & common areas

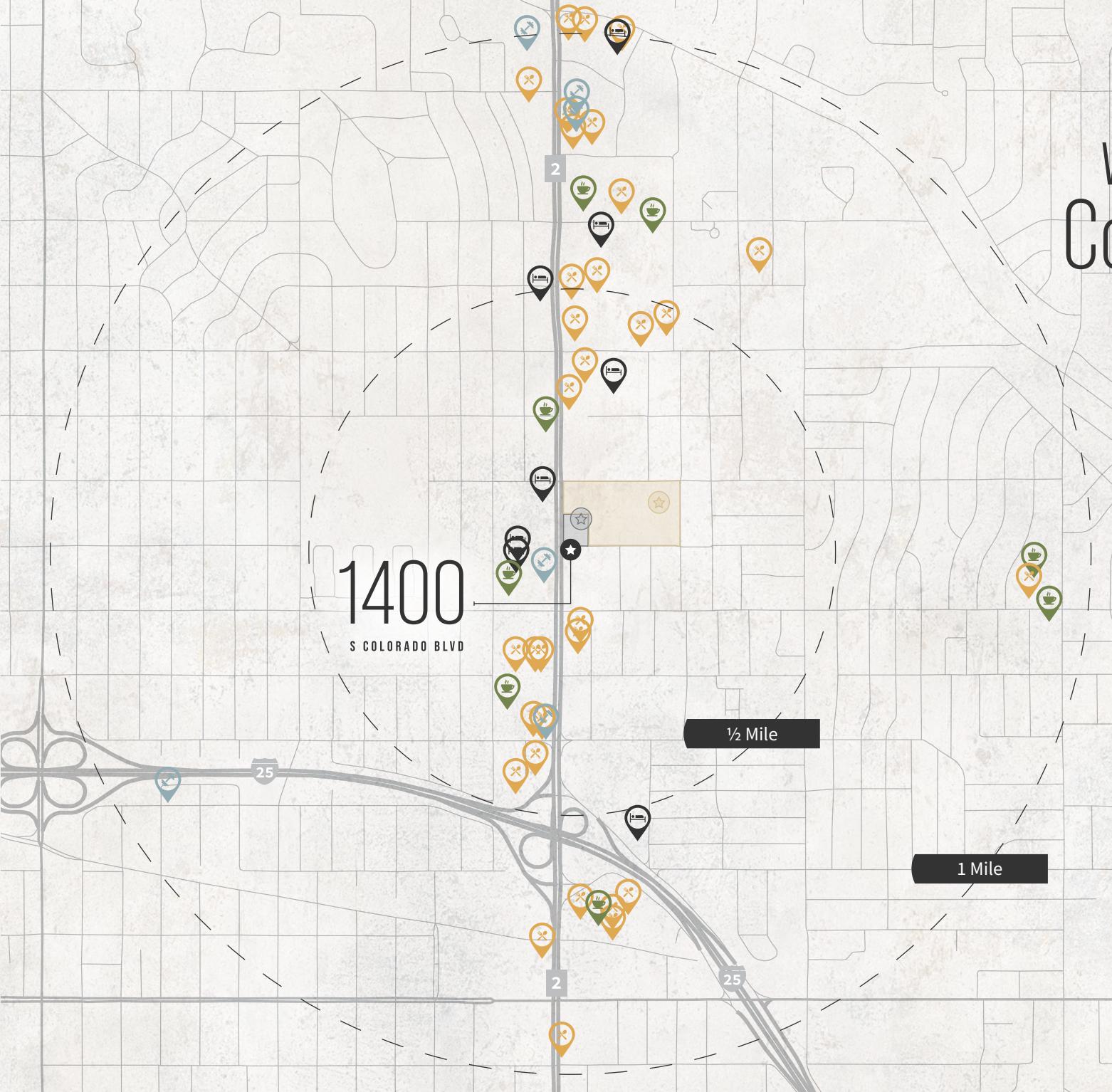


Elevated With Purpose

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

1400

S COLORADO BLVD

For more information,
please contact:

Caitlin Ellenson

303 312 1914

caitlin.ellenson@cushwake.com



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