



1055 Auraria Pkwy. | Suite B

Denver, Colorado 80204

Property Features

- Historic brick & timber office building
- Rare 1,852 SF space for a creative office user or tech company
- High ceilings, hardwood floors, and exposed brick
- Potential building signage opportunity
- Storage can be converted into a 2nd restroom if needed
- Abundant parking opportunity at the Ball Arena site across from the Auraria Campus
- Easy access to CBD, LoDo, I-25, I-70, and 6th Avenue

Lease Rate : \$22.50/SF NNN

Expenses : ~\$11.50/SF

Property Facts

AVAILABILITY	1,852 SF Term through January 1, 2028
BUILDING SIZE	28,575 SF
OPERATING EXPENSES	~\$11.50/SF
PARKING	\$160/space/month

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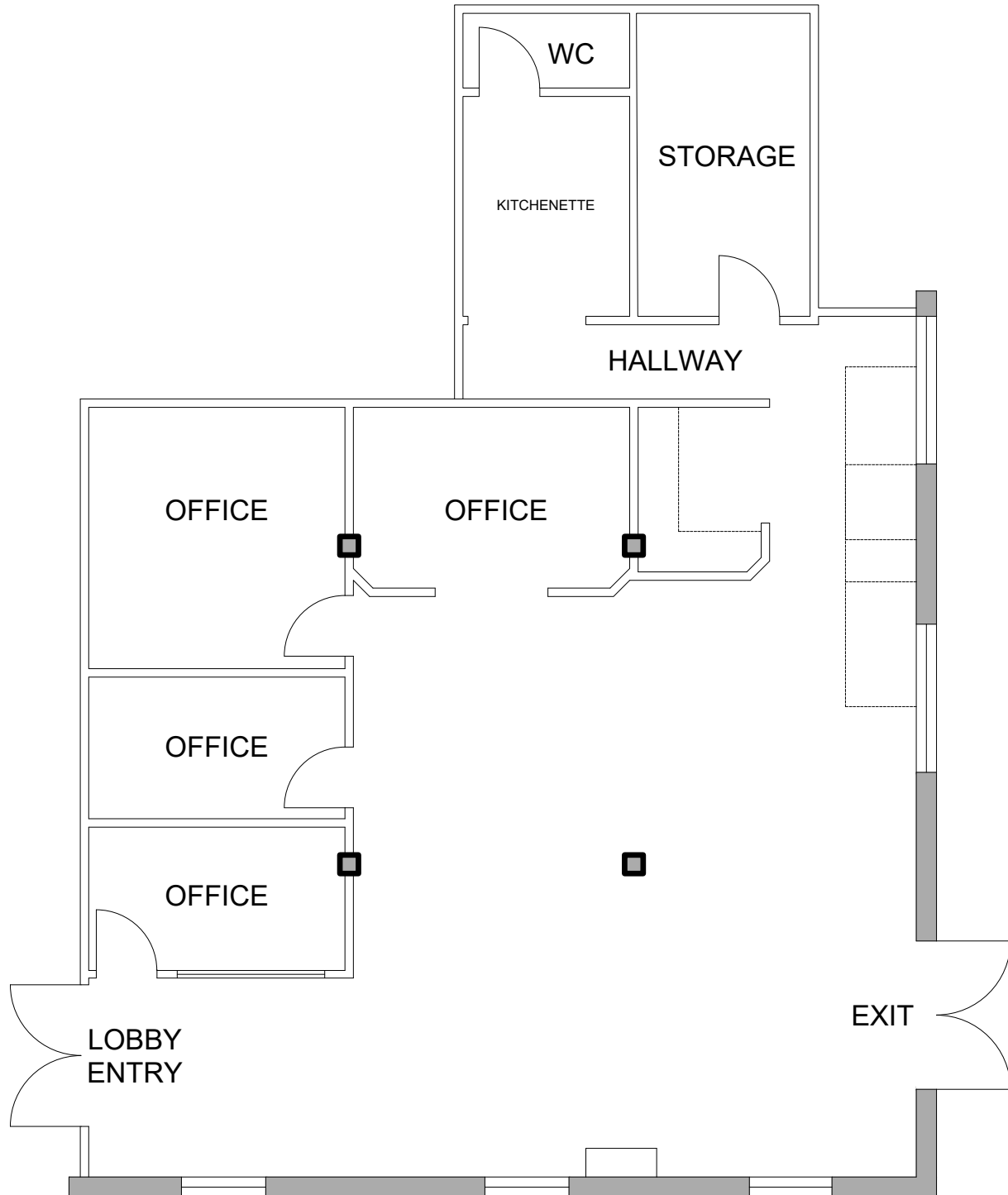
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Open, spacious layout with high ceilings, hardwood floors and exposed brick throughout.



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PARKING

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Office Space for Sublease

1,852 SF

Historic Brick & Timber Building



Walk Score
79

Bike Score
95

Transit Score
96

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