

SUMMIT HOUSE

MSU Denver Summit House on the Auraria Campus
1405 11th Street | Denver, CO 80204

Join Auraria's Living and Learning Hub project, and MSU Denver's first-ever student housing development

2027
DELIVERY

SUMMER
2026
TENANT
DELIVERY

FOR LEASE

±9,000 SF Ground Floor
Retail Opportunity

AURARIA
CAMPUS



For leasing information, contact

STUART ZALL
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GREG NEVINS
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Summit House is a transformative 200,000 SF mixed-used development located on the Auraria Campus, home to Metropolitan State University of Denver.

This 12-story project will deliver 550+ student beds and a vibrant, built-in customer base in the heart of downtown Denver.

NEARBY ANCHORS & TRAFFIC DRIVERS

Ball Arena • MSU Denver • Larimer Square • SpringHill Suites Denver Downtown
CU Denver • Community College of Denver

RETAIL OPPORTUNITY

- ±9,000 SF available, options to demise
- Ground-floor retail with high visibility along Auraria Parkway
- Ideal for restaurant users (QSR & full service)
- Designed as part of a larger “Living and Learning Hub”





PROXIMITY TO

STEPS FROM ONE OF DENVER'S LARGEST ENTERTAINMENT DESTINATIONS

Located just blocks from Ball Arena, the property benefits from year-round traffic driven by professional sports, concerts, and major events.

- Home to the **Denver Nuggets** and **Colorado Avalanche**
- Hosts **300+ events annually**, including concerts/national tours
- Arena capacity of up to **~20,000 attendees per event**

RETAIL ADVANTAGE

Restaurant and retail tenants benefit from layered demand:

- Game day + event surges (pre/post traffic)
- Daily population from new residents and nearby campuses
- Tourism and hotel-driven spending
- Future "all-day" neighborhood with built-in repeat customers

TRANSFORMATIONAL 55-ACRE REDEVELOPMENT >>>

A major, city-approved redevelopment surrounding Ball Arena is set to reshape this entire district into a vibrant, mixed-use neighborhood.

- 55-acre site being transformed from parking lots into a dense urban district
- **Connects the Auraria Campus to the Ball Arena** entertainment district through new pedestrian-friendly streets, bridges, and activated public spaces
- Up to 4–12 million SF of mixed-use development (residential, retail, office, hotel) with planned 6,000+ residential units creating a built-in population



SITE PLAN



SUMMIT HOUSE

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DEMOGRAPHICS



35,438

Population Within 1 Mile



20,365

Households Within 1 Mile



\$138,250

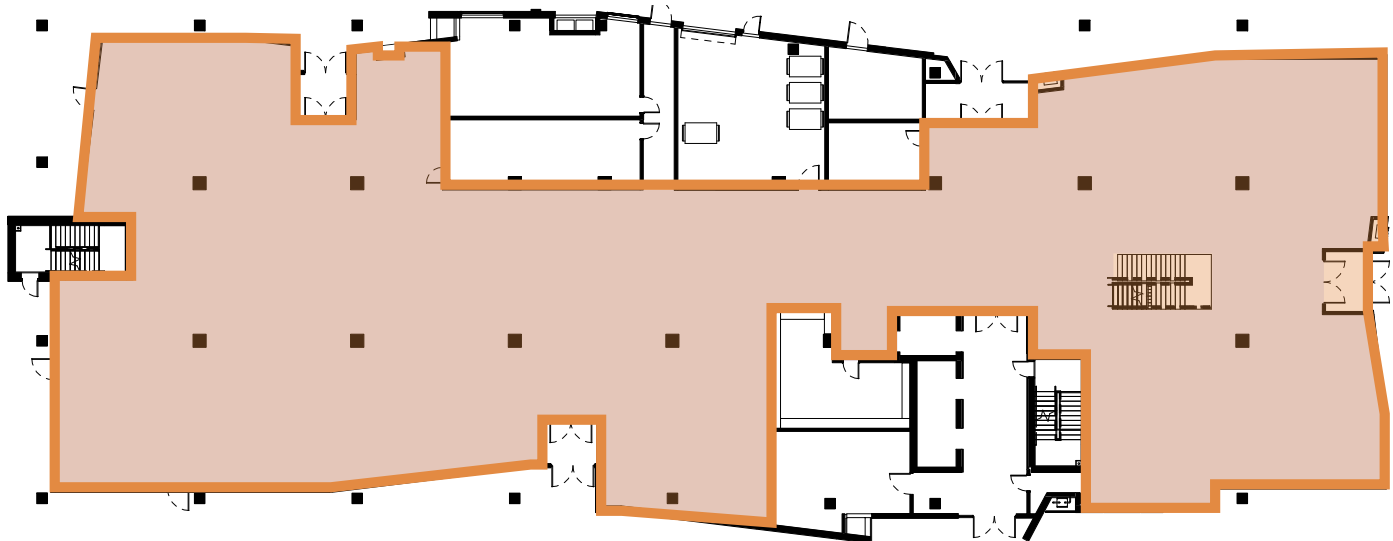
Avg. HH Income Within 1 Mile



65.5%

Bachelor Degree or Higher Within 1 Mile

RETAIL FLOOR PLAN



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AURARIA STATS

A Year-Round Destination:

3 Institutions Served

at Auraria Campus: Community College of Denver (CCD), Metropolitan State University of Denver (MSU Denver), University of Colorado Denver (CU Denver)

43,000

Campus population
(38,000 students + 5,000 staff)

2,000

Events at Auraria Campus each year

362

External partner events in 2025 including:

- The Christkindl Market
- Denver Food and Wine Festival
- St. Jude 5k
- American Cancer 5k
- Veg Fest
- Denver Burger Battle

And joining Spring 2026

- Outside Days
- AEG Concert Series

AREA STATS

300+

Ball Arena events per year

12K–18K Units

Walkable residential base

8,000+

Rental units listed within the broader Auraria/CU Denver radius

97 Walk Score

Walker's Paradise

- Light rail access
- Bike infrastructure
- Event-driven foot traffic

Traffic Counts

Speer Blvd: 45,000 VPD

Auraria Pkwy: 30,000 VPD



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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

1405 11th Street, Denver, CO 80204

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____

/s/ Stuart Zall (original signature on file and available upon request)

Broker