

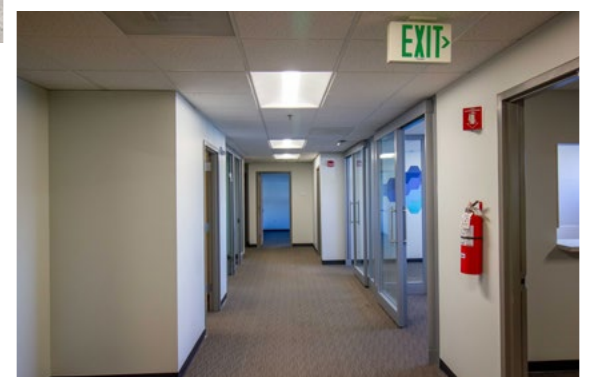
# FOR LEASE

646 N MARIPOSA ST, DENVER, CO, 80204



## PROPERTY DETAILS

|                         |                       |
|-------------------------|-----------------------|
| <b>BUILDING TYPE:</b>   | OFFICE                |
| <b>YOC:</b>             | 1971 – RENOVATED 2002 |
| <b>PARKING:</b>         | 75 SPACES             |
| <b>AVAILABLE SPACE:</b> | 1,854 SF              |
| <b>PRICING:</b>         | CONTACT BROKER        |



## PROPERTY HIGHLIGHTS



**4  
OFFICES**



**RECEPTION  
AREA**



**BREAKROOM/  
KITCHEN**



**CONFERENCE  
ROOM**



**COPY/  
IT ROOM**

## FOR MORE INFORMATION, PLEASE CONTACT

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**NICK GIORGIANNI**

*ASSOCIATE ADVISOR*

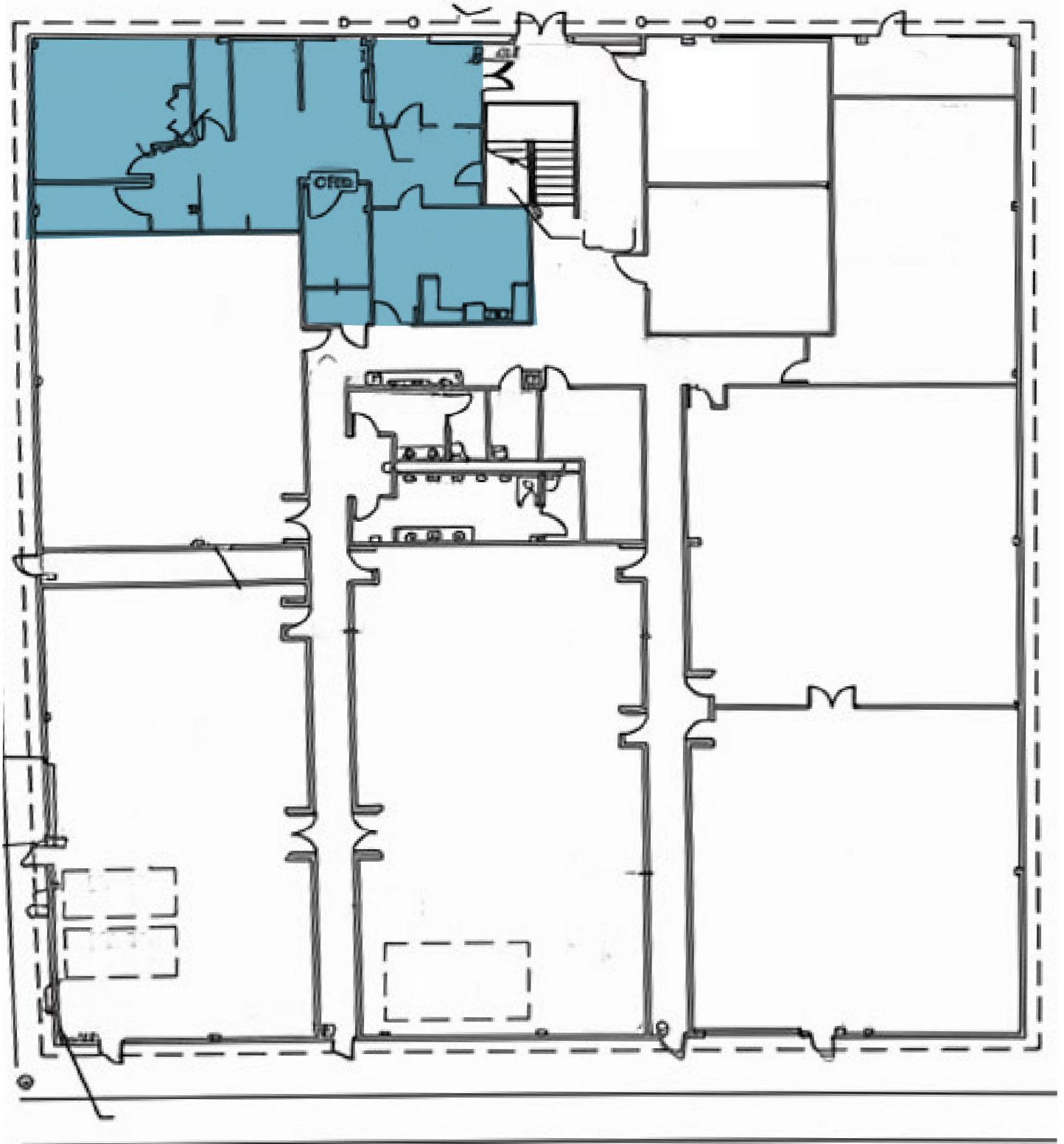
925.212.6837

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One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)

# FLOOR PLAN - FIRST FLOOR

## OFFICE



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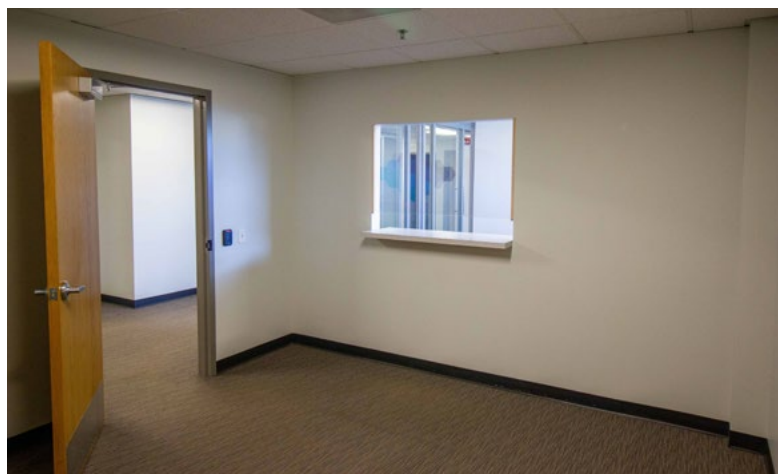
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## BURNHAM RAIL YARD REDEVELOPMENT

646 Mariposa St is located just  $\frac{1}{4}$  mile from the Burnham Yards redevelopment. The project will be anchored by the Denver Broncos' new stadium and is expected to transform more than 100 acres into a mixed-use district featuring housing, retail, office, and entertainment. The proposed stadium alone is estimated to cost up to \$4 billion, with the broader development positioned as a major economic driver generating significant year-round activity. Construction is scheduled to begin early 2027 and the stadium is estimated to be completed by 2031. Public and private investment will fund major infrastructure improvements, including transit access, road upgrades, and pedestrian connectivity, enhancing the area's long-term growth potential.

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