



1123 Auraria Pkwy.

Denver, Colorado 80204

Lease Rate : \$32.00/SF NNN

Property Features

- Historic brick & timber office building For Lease
- Spacious 9,044 RSF space for a creative office user, tech company or law firm (3rd and 4th Floors - connected with internal stairwell)
- High ceilings, hardwood floors, and exposed brick
- Easy access with ample parking options, monthly rates vary
- Building signage available

Walk Score
79

Bike Score
95

Transit Score
96

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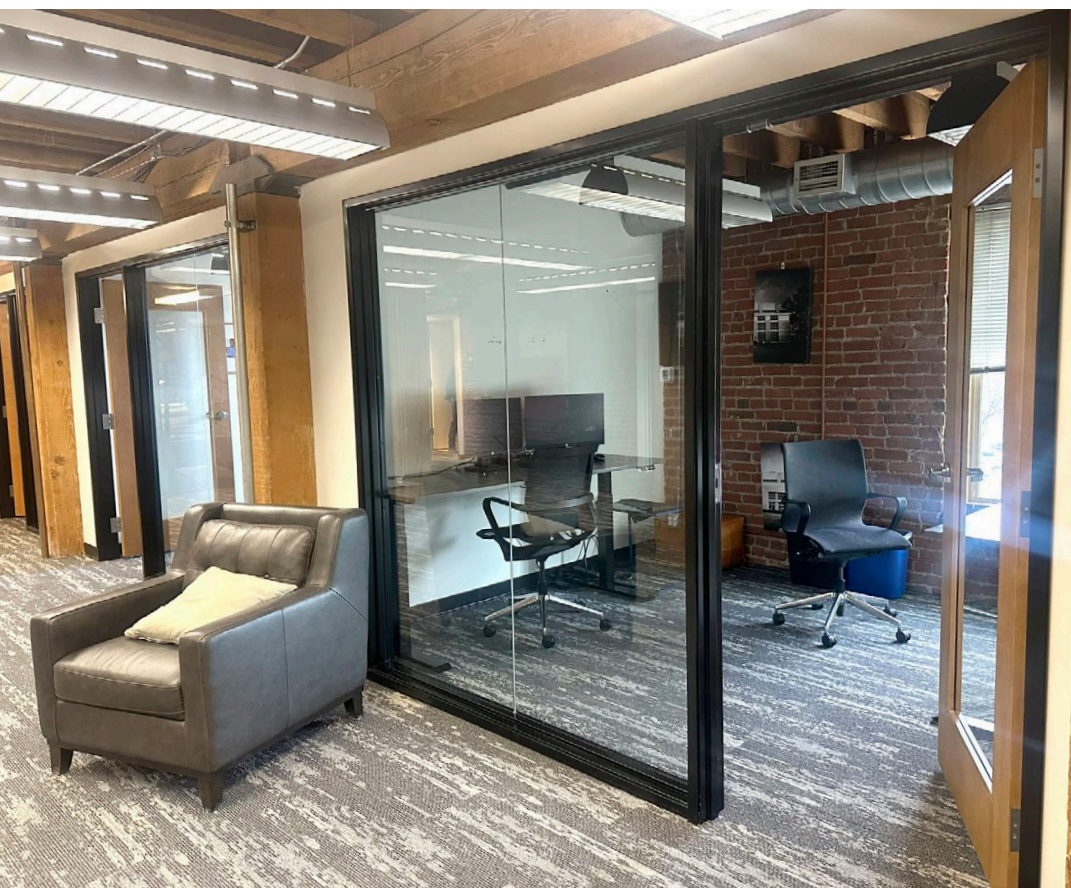
Peter Knisely

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AVAILABILITY	9,044 RSF (3rd and 4th Floors) Connected with internal stairwell
BUILDING SIZE	23,156 SF
STORIES	4
PARKING	14 parking spots Monthly pricing varies
OPERATING EXPENSES	\$15.54/SF

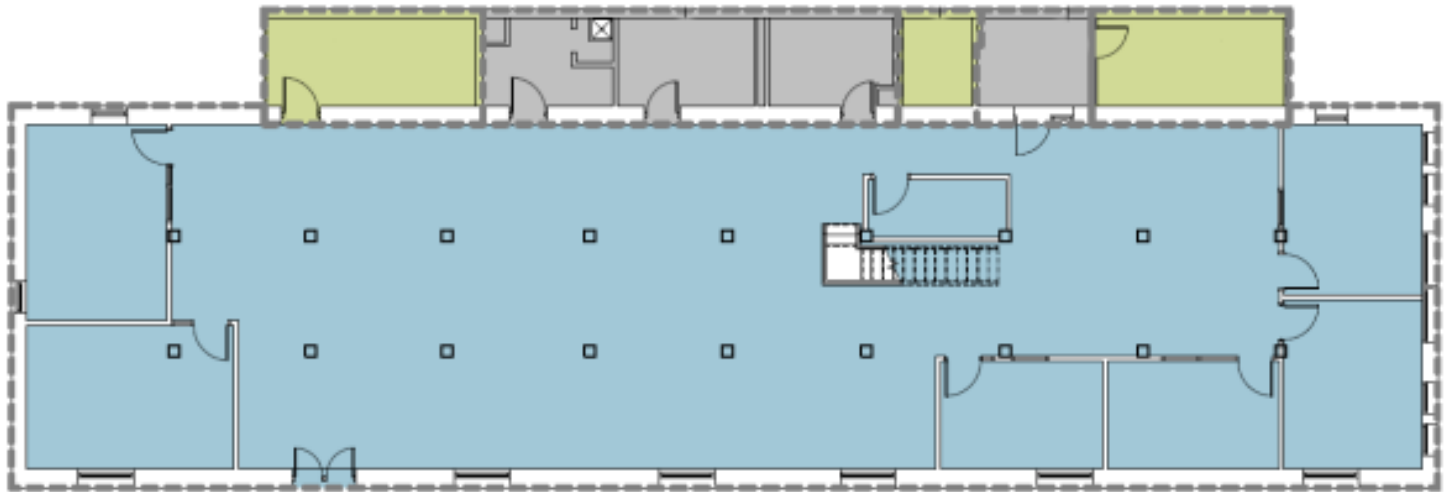
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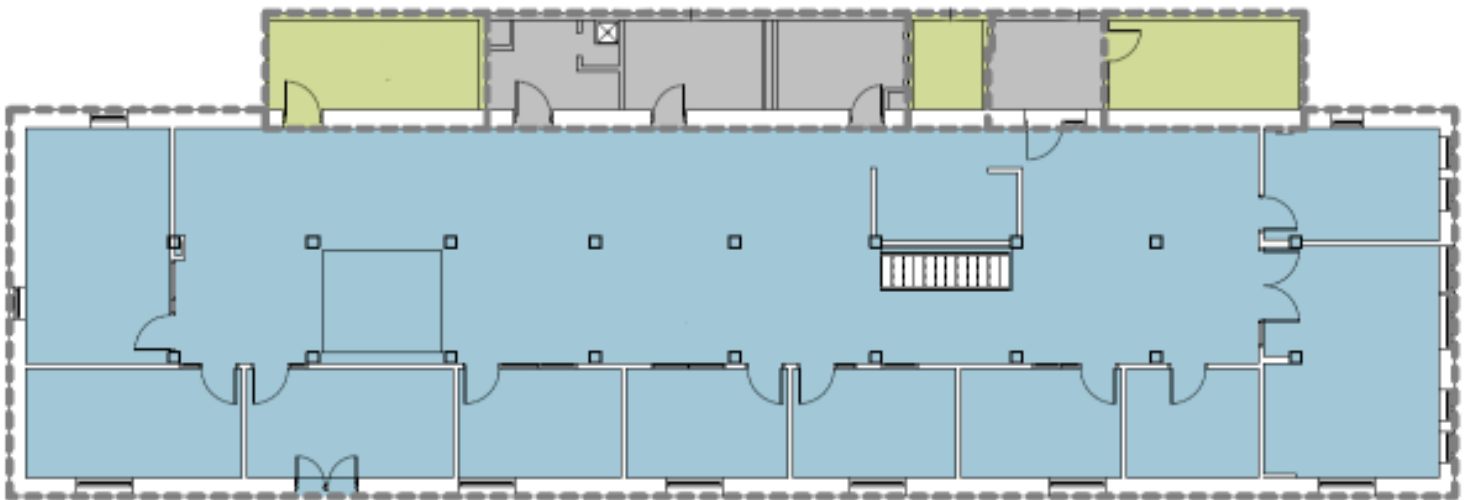
1123 Auraria Pkwy.

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3rd Floor



4th Floor





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BALL ARENA REDEVELOPMENT

Home to the Denver Nuggets and Colorado Avalanche, Ball Arena is one of the city's premier entertainment destinations.

The arena hosts over 250 events annually, attracting tens of thousands of visitors for games, concerts, and large-scale events. Its strategic location along Speer Boulevard with immediate access to Interstate 25 and light rail transit places it at a highly visible and accessible gateway to downtown.

For office users, proximity to Ball Arena offers a unique blend of energy, visibility, and connectivity. The constant flow of event-driven foot traffic creates a vibrant, active environment that enhances employee experience and client engagement. Businesses benefit from unparalleled branding exposure along major commuter corridors and in front of large, diverse audiences visiting the venue.

Additionally, the surrounding area is poised for significant transformation, with plans to redevelop nearby surface parking into a dense, mixed-use district featuring residential, retail, and public spaces—effectively extending downtown and creating a true live-work-play environment. This evolution further strengthens the appeal for office tenants seeking a dynamic, amenity-rich location with long-term growth potential.

