



ENGLEWOOD, COLORADO · BEHIND THE GOTHIC THEATRE

# A new workplace, a new *destination*.

*Twelve private offices, two storefront retail bays, and an anchor coffee shop with an outdoor food trailer pad. One reimagined building on Englewood's most active corridor.*

12

PRIVATE OFFICES  
93 – 469 SF

2

STOREFRONT RETAIL  
ACOMA FRONTAGE

1

ANCHOR COFFEE +  
FOOD TRAILER PAD

'26

RENOVATION SUMMER  
MOVE-IN FALL

# Three ways to *be here*.

MIXED-USE  
PRE-LEASING  
FALL 2026 MOVE-IN

— 01

## Private Offices

Twelve fully enclosed offices from **93 to 469 SF**. Conference rooms, open commons, kitchen, phone booth, onsite parking. Architect-designed and architect-occupied. Ideal for professional services, satellite teams, and growing small businesses ready to leave the open coworking floor behind.

— 02

## Coffee + Food Trailer

**120 SF service kitchen** plus **120 SF outdoor trailer pad**, set within a newly designed and landscaped outdoor space with built-in seating. Daytime captive audience plus Gothic Theatre evening traffic. A neighborhood destination, not a coworking kiosk.

— 03

## Storefront Retail or Office

Two **west-facing bays under 300 SF** with new storefront glazing and **Acoma street frontage**. Ideal for small-footprint retail, specialty service, or boutique office with street signage. A walk-up presence on Acoma without the overhead of a larger lease.

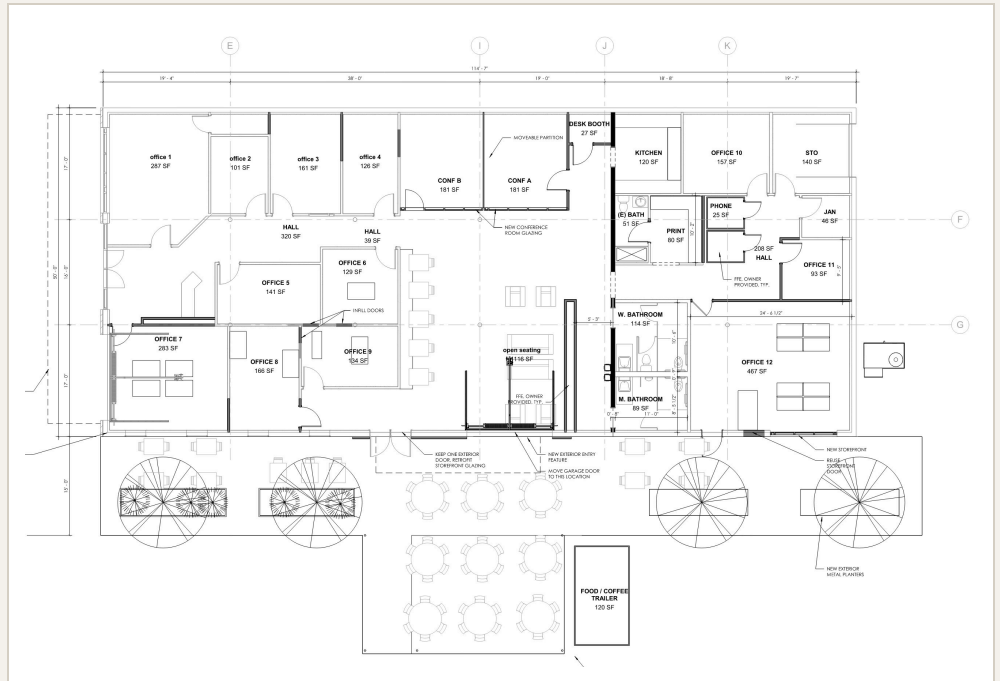
### — PROPOSED FLOOR PLAN

## A building shaped around the work, and the welcome.

Private offices line the perimeter. A central commons and conference suite anchor the interior. The south face opens onto a newly designed and landscaped outdoor space with food trailer pad and built-in seating, creating a true ground-floor destination.

### BUILDING FACTS

Building length	114'-7"
Building depth	50'-0"
Largest office	467 SF
Smallest office	93 SF
Conference rooms	2 x 181 SF
Open commons	1,176 SF
Outdoor patio	Designed
Parking	Onsite



The open commons, illustrative

## Pre-lease before construction. Customize your finishes.

Early tenants influence wall treatments, flooring, lighting, and select millwork within a landlord-funded allowance. This window closes when renovation begins in summer 2026.

### — INQUIRE

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### — TOUR

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