



1400 Market Street

Denver, Colorado 80202

Property Features

- Prime +/-5,500 SF second floor suite in historic LoDo building
- Full-floor space is in shell condition and ready for buildout
- Large windows, open layout, original brick, high ceilings with exposed ductwork, and abundant natural light
- Multiple transit options including the 16th Street Free MallRide, Free MetroRide, and RTD Bus & Light Rail at Union Station
- Features prominent building signage, offering unmatched daytime and evening foot traffic and vehicle exposure
- Steps from Larimer Square, Denver's oldest and most iconic retail and dining district, known for boutique shops, chef-driven restaurants, and vibrant nightlife

Property Facts

| | |
|------------|--------------------------------------|
| AVAILABLE | +/-5,500 SF |
| BUILDING | +/-16,500 SF |
| LOT SIZE | 6,250 SF |
| YEAR BUILT | 1920 |
| RENOVATED | 2018 |
| ZONING | D-LD (Downtown-Lower Downtown) |

**Walk
Score
89**

**Transit
Score
97**

**Bike
Score
86**

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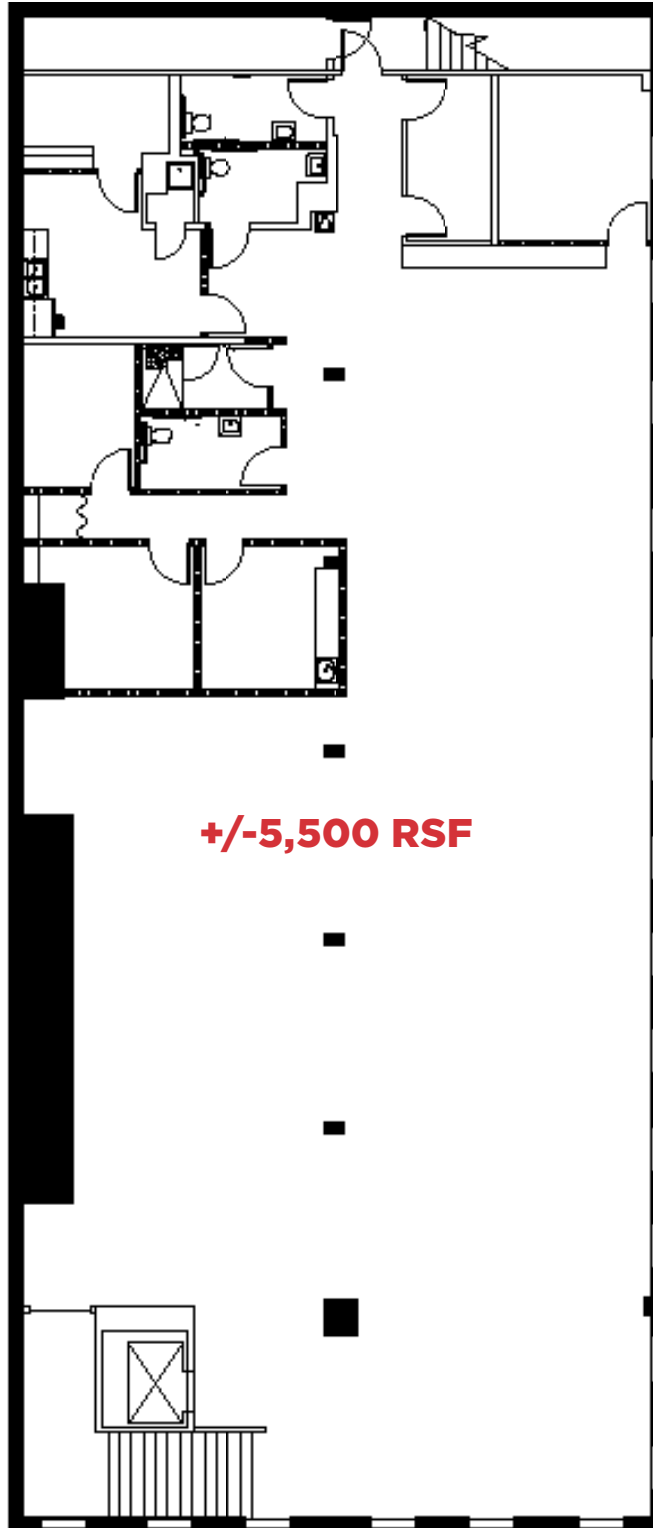
Lease Rate: \$29.00/SF FSG

FOR LEASE

+/-5,500 SF

Full-Floor Office / Retail Suite in LoDo

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14th Street

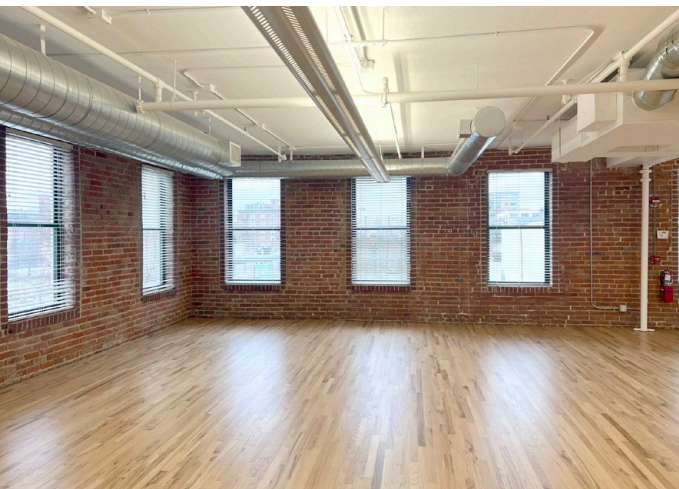
+/-5,500 RSF

Market Street

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Second Floor



View down Market





Lower Downtown is one of Denver's most dynamic and historically rich districts, blending 19th-century brick warehouses with a modern, high-energy urban lifestyle. Anchored by Union Station and framed by some of the city's best dining, nightlife, boutique retail, and creative office environments, LoDo has evolved into a magnet for both residents and visitors seeking an authentic downtown experience.

The area's vibrancy comes from its density of amenities and its walkability. Within a few blocks, you'll find award-winning restaurants, rooftop bars, national and local retailers, professional services, and Fortune-level employers, all connected by transit, bike lanes, and effortless pedestrian flow. Major attractions like Coors Field, McGregor Square, Larimer Square, and Wynkoop Plaza keep foot traffic steady throughout the day and deep into the evening.

LoDo is one of the city's most consistently vibrant economic engines, and an ideal setting for businesses seeking visibility, foot traffic, and a true downtown Denver identity.

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