



# 1055 Auraria Parkway | Suite A

Denver, Colorado 80204

## Property Features

- Historic brick & timber office building
- Rare 12,029 SF space ideal for an office or retail user
- Lounge area complete with bar and pool table, perfect for a tech company
- High ceilings, hardwood floors, and exposed brick
- Potential building signage opportunity
- Abundant parking opportunity at the Pepsi Center site across from the Auraria Campus
- Easy access to CBD, LoDo, I-25, I-70, and 6th Avenue

**Lease Rate: \$19.00/SF NNN**

AVAILABILITY	12,029 SF
BUILDING SIZE	28,575 SF
OPERATING EXPENSES	\$10.84/SF
PARKING	\$120 - \$160/space/month

For more information:

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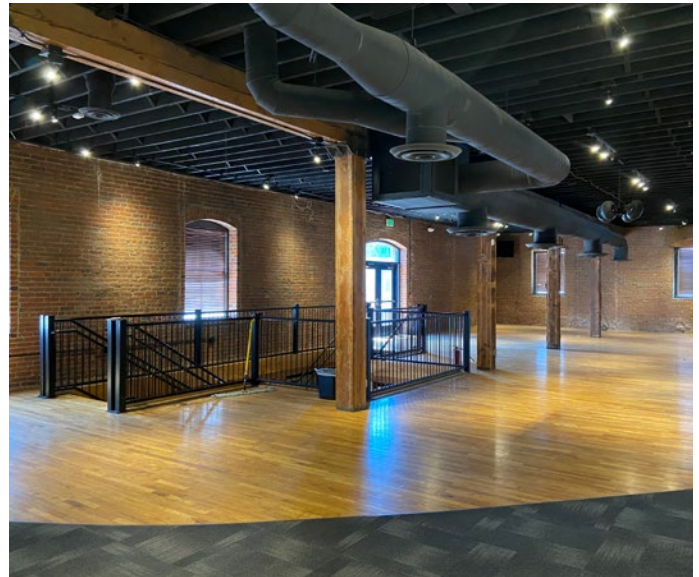
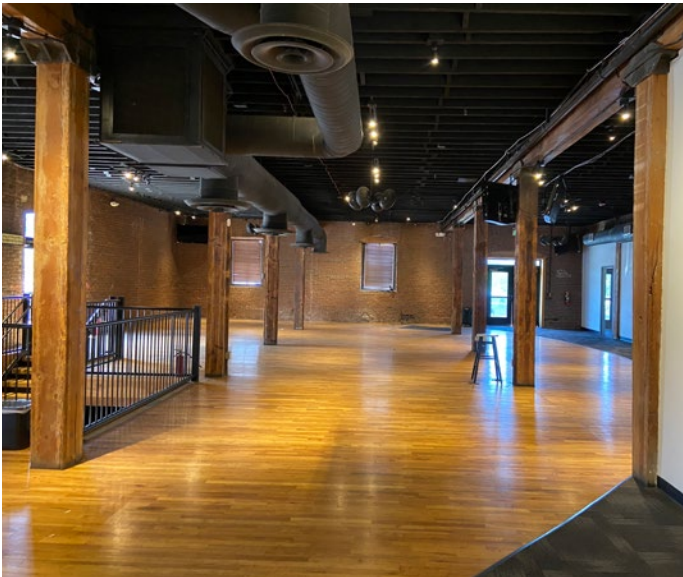
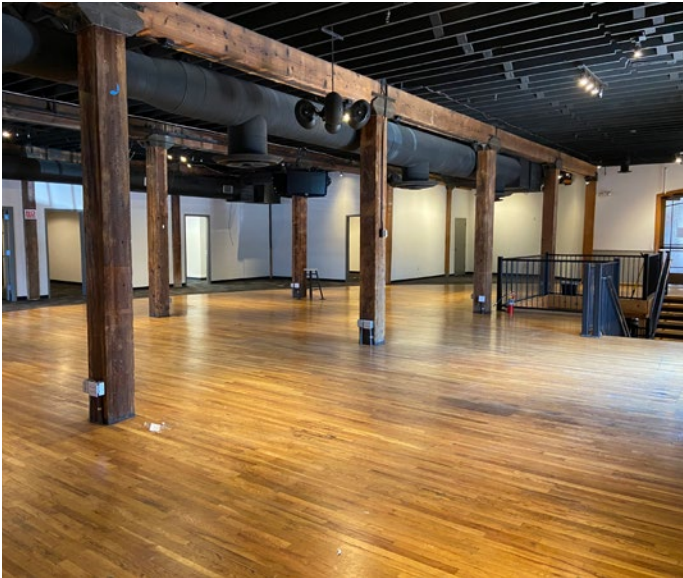
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Office / Retail For Lease  
12,029 SF  
1055 Auraria Pkwy Suite A | Denver, CO 80204



For more information:

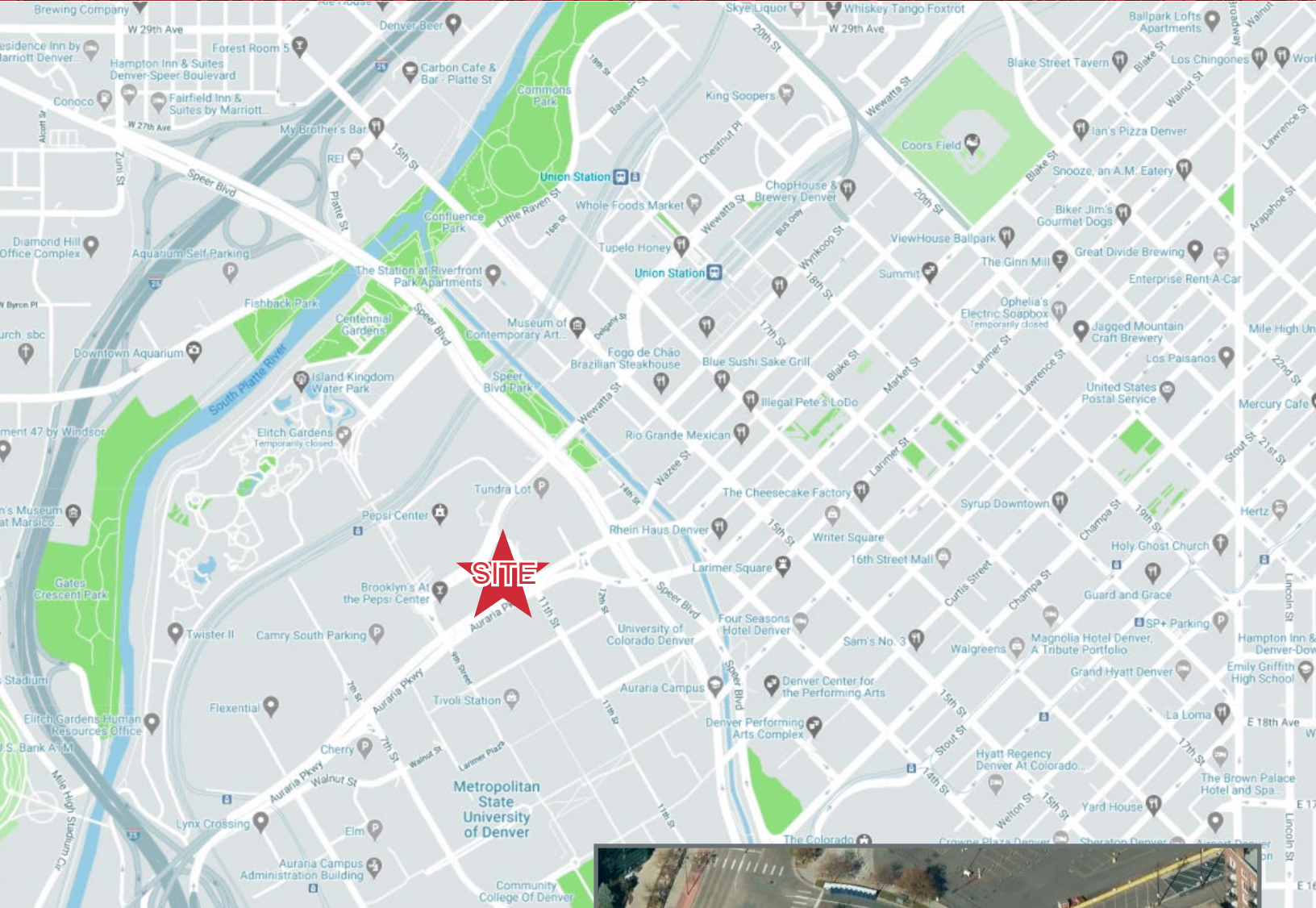
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# Office / Retail For Lease

## 12,029 SF

1055 Auraria Pkwy Suite A | Denver, CO 80204



Walk Score  
**79**

Bike Score  
**95**

Transit Score  
**96**

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