

YOUR SIGN
HERE

1123 Auraria Pkwy.

Denver, Colorado 80204

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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Lease Rate : \$32.00/SF NNN

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

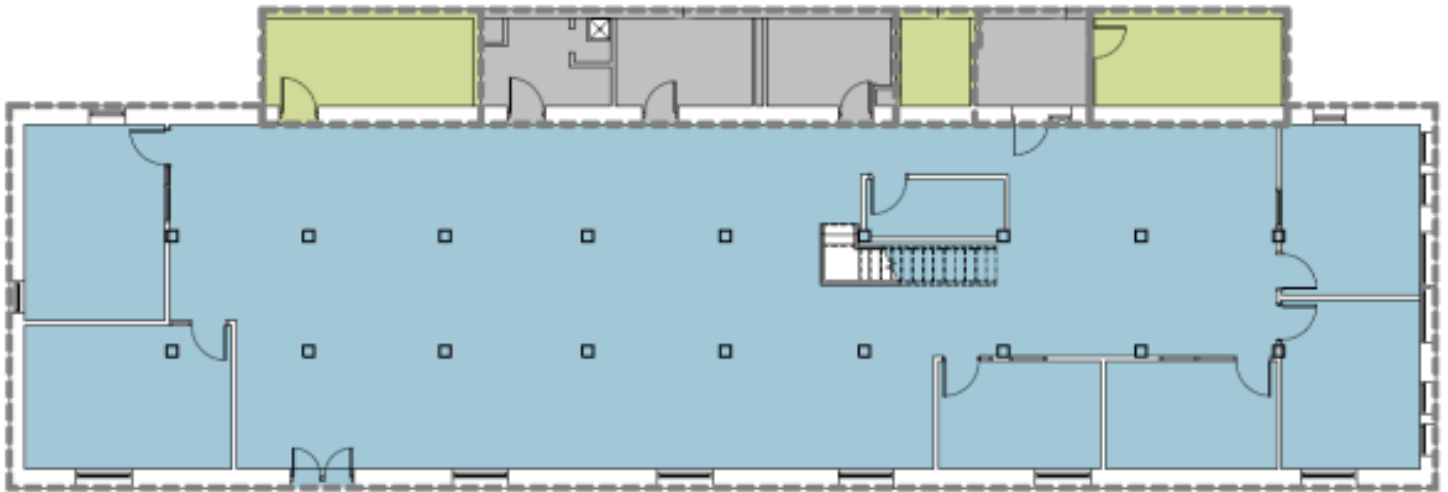
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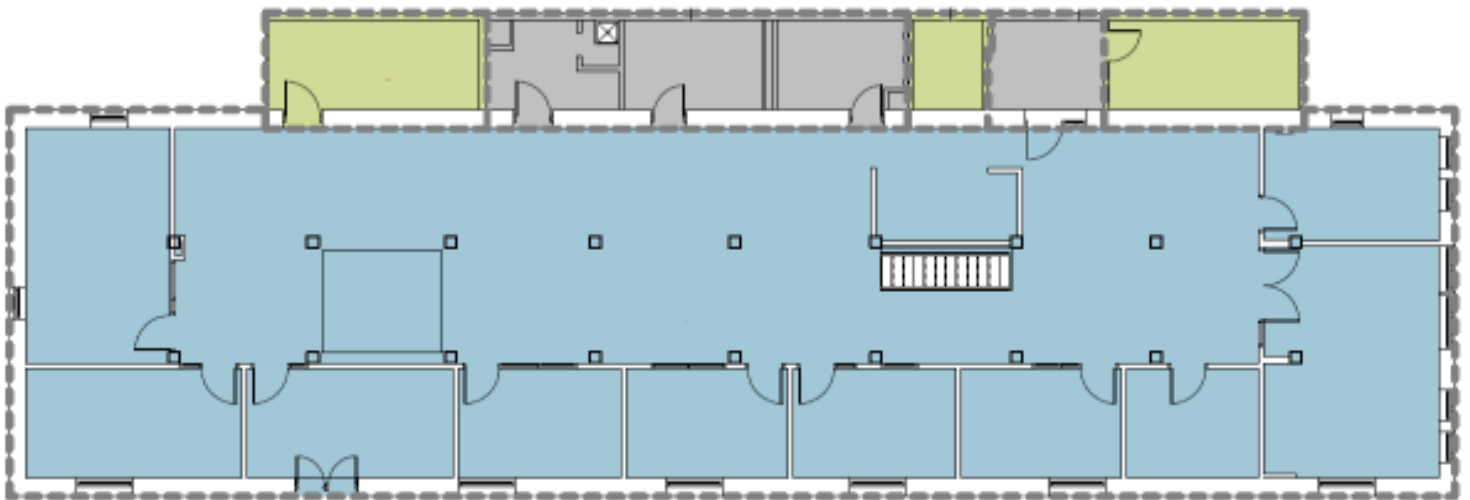
1123 Auraria Pkwy.

Denver, Colorado 80204

3rd Floor



4th Floor





**Shames
Makovsky**
REALTY COMPANY



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.

