



# 901 Auraria Parkway

Suite 300 | Denver, Colorado 80202

## Property Overview

- Large 7,100 square foot centrally located space available for lease
- Historic updated office building next to Pepsi Center and directly across from the Auraria Campus
- High ceilings, exposed ductwork, timber beams, original brick, and large picture windows
- Building offers ample on-site surface parking, a ground floor restaurant, and highly visible signage
- Multiple transit options nearby including RTD Bus & Light Rail, Free MetroRide
- Easy, quick access to I-25 & Express Lanes

**Lease Rate: \$20.00-\$23.00/SF NNN**

## Property Facts

Available SF:	7,100 SF
Building SF:	24,377 SF
Year Built:	1942
Zoning:	C-MX-8
2018 Taxes:	\$5.55/SF

## For more information:

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**Kiley Crews**

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1400 Glenarm Place, Suite 100

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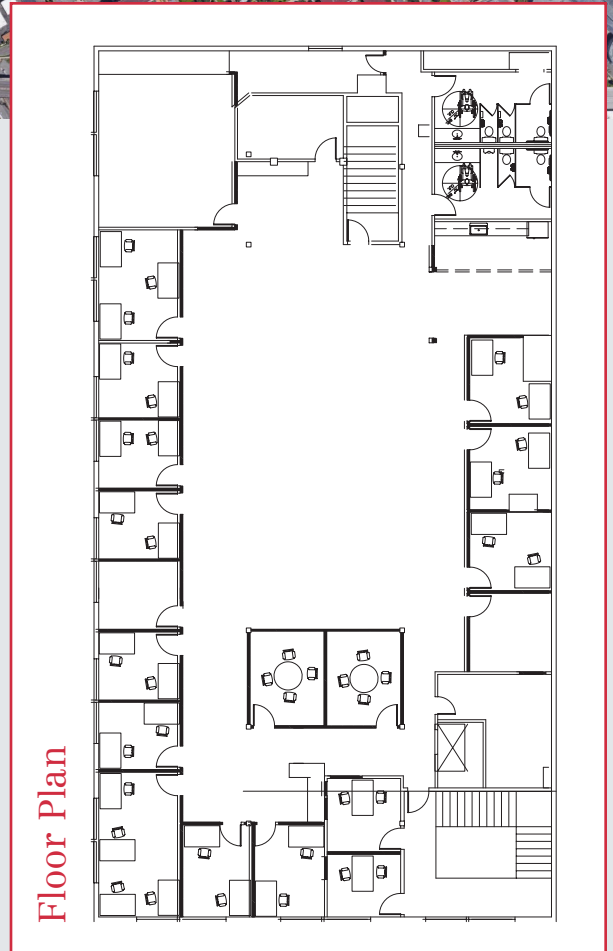
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Office For Lease

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