

## HISTORY FINDS NEW LIFE IN THE GOLDEN TRIANGLE

Located in the heart of Denver’s Golden Triangle neighborhood and bordered by the Acoma Avenue of the Arts and the Cultural Arts District. The historic structure is just a few steps from municipal facilities as well as restaurants and coffee shops, grocery stores, banks, shopping, fitness, entertainment, early child education centers, and downtown Denver.

Built in 1904, The Evans School enjoys breathtaking mountain and downtown views with easy access to museums – Art, Clyfford Still and State History, City and County offices and the State Capitol, as well as the Justice Center, Denver Mint and Civic Center Park.



The Evans School is served by numerous transit options. Buses regularly transit Lincoln, Broadway and Bannock. Two B-Cycle stations are 5 minutes north or south of the School in the Cultural Arts complex and at 10th and Broadway. Walkscore.com says the Evans School is a “walker’s paradise” with:

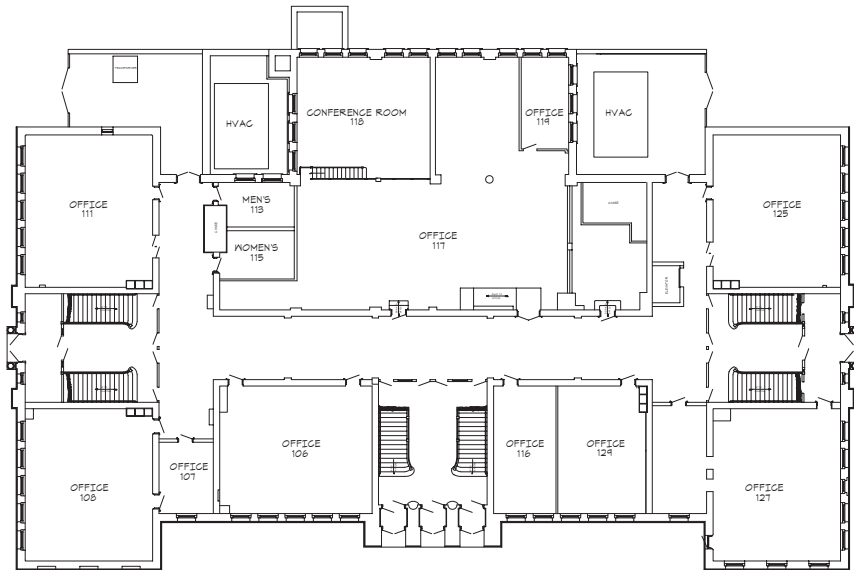
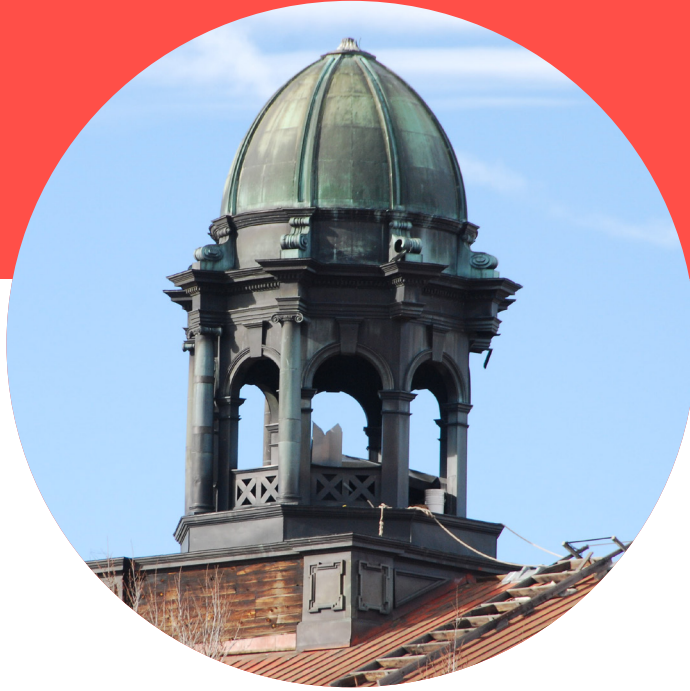
- An excellent transit score of 81 out of 100 with over 56 rail and bus routes
- A superior walk score of 89 out of 100 exceeding the Denver average of 68

# EVANS SCHOOL

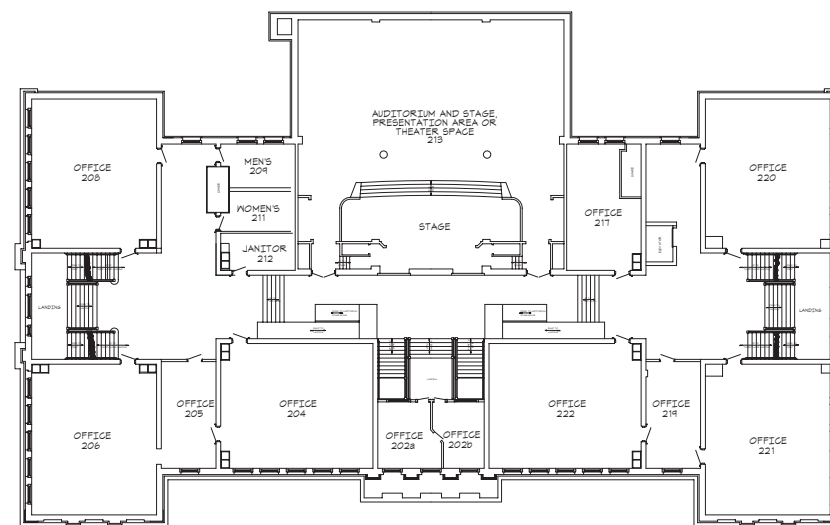
CREATIVE WORK SPACES & INDEPENDENT RETAIL

FOR AVAILABILITY CONTACT:  
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303.668.9593

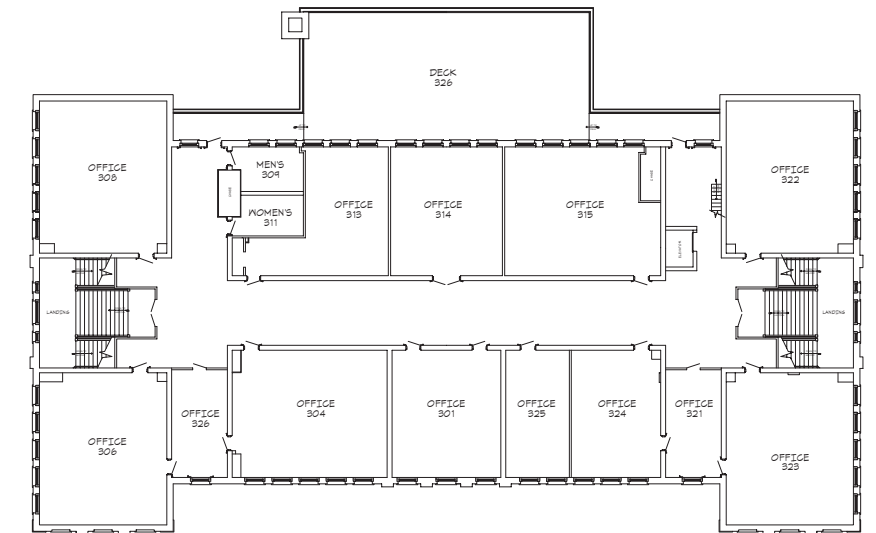
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

## SPACE ATTRIBUTES

HIGH CEILINGS • EXPOSED BRICK  
ORIGINAL WOODWORK • NEWLY RENOVATED RESTROOMS