



**BENCHMARK**  
COMMERCIAL REAL ESTATE



1010 Park Avenue West  
Denver, CO 80205

**FOR SALE**  
6,750,000



# DISCLAIMER

1010 Park Ave W. (the “Property”) is being offered for sale in an “as-is, where-is” condition and Seller and Benchmark Commercial, LLC (“Agent”) make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The enclosed materials were prepared in September 2021 and are being provided solely to facilitate the prospective purchaser’s understanding of the Property. The Offering Memorandum does not constitute a representation that there have been no changes in the business or affairs of the Property since the date of preparation of the Offering Memorandum. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, members, partners, and directors, as to the accuracy or completeness of the information contained herein. Further, nothing contained herein shall be relied on as a promise or representation as to future performance of the Property.

Additional information and an opportunity to inspect the Property will be available upon request of qualified prospective purchasers. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Benchmark Commercial LLC is not qualified to advise you as to what, if any, changes may be required now or in the future. Any persuasive purchaser should consult the attorneys and qualified design professionals of their choice for information regarding these matters.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations there-under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request or if you have no interest in the Property at this time; and (b) the recipient shall not contact the Tenant or their employees directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent. **DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS.** The property will be shown to prospective investors by appointment only. Please contact Benchmark Commercial Real Estate at 303-395-0111.





Built in 2018, this bespoke building instantly became a landmark for the area. Built with Class A design elements and finishes this office building nestled within downtown Denver is a stunning architectural masterpiece designed by Open Studio Architecture that is both elegant and modern. 1010 Park Ave was awarded "Best of Westword 2019". The building's design is inspired by the dynamic local skyline and features sleek lines, expansive windows, and a stunning exterior facade. The building's outdoor patios are a work of art, featuring an actual airplane hangar door and floor-to-ceiling glass that offer breathtaking views of the city and the space today's users demand to provide engaging and productive outdoor space options.

Pull into your private, secured garage and take the elevator to your headquarters and step out to an office oasis in the city. The three story building features two floors of office space. The second floor is fully built out with open collaboration space, private areas, conference rooms and beautiful kitchen adjacent to the conference rooms and expansive outdoor patio. The top floor is a warm shell blank canvas ready for your design or is immediately permittable with an open studio layout. Each office space is filled with natural light, creating a warm and welcoming environment for employees and clients alike. At the end of the day you can enjoy a beer on the ground floor at Tapville, a self-pour beer concept featuring an additional full bar with a new long-term lease in place. This iconic boutique office building is a true gem, offering a perfect blend of stunning design, modern amenities, and breathtaking views.





PROPERTY USE

MIXED USE OFFICE ON TWO FLOORS,  
RETAIL ON GROUND FLOOR

BUILDING SIZE

17,019 GROSS SF



LOT SIZE

0.14 ACRES / 6,186 SF



ZONING, UP TO 250 SF

D-AS 12+



PARKING

6 GARAGE SPACES



OPEX &amp; TAXES

\$14.47/RSF



AVAILABLE SPACE

4,661-9,991 RSF

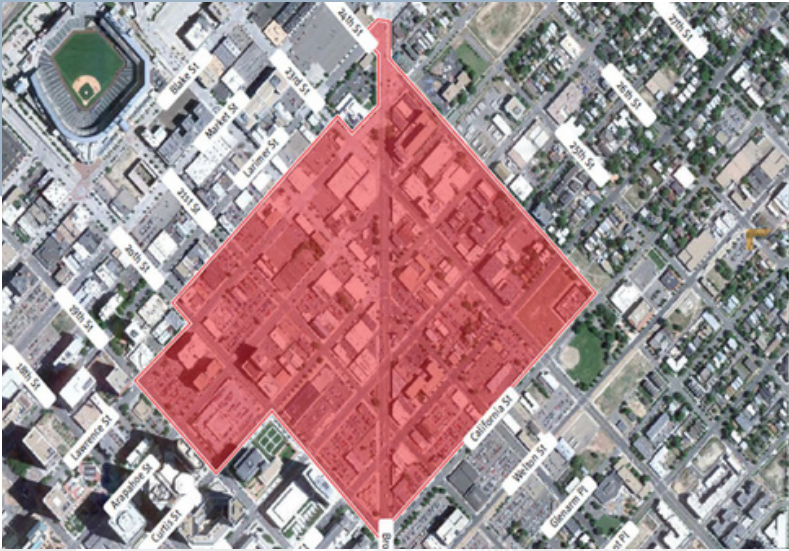


YEAR BUILT

2018



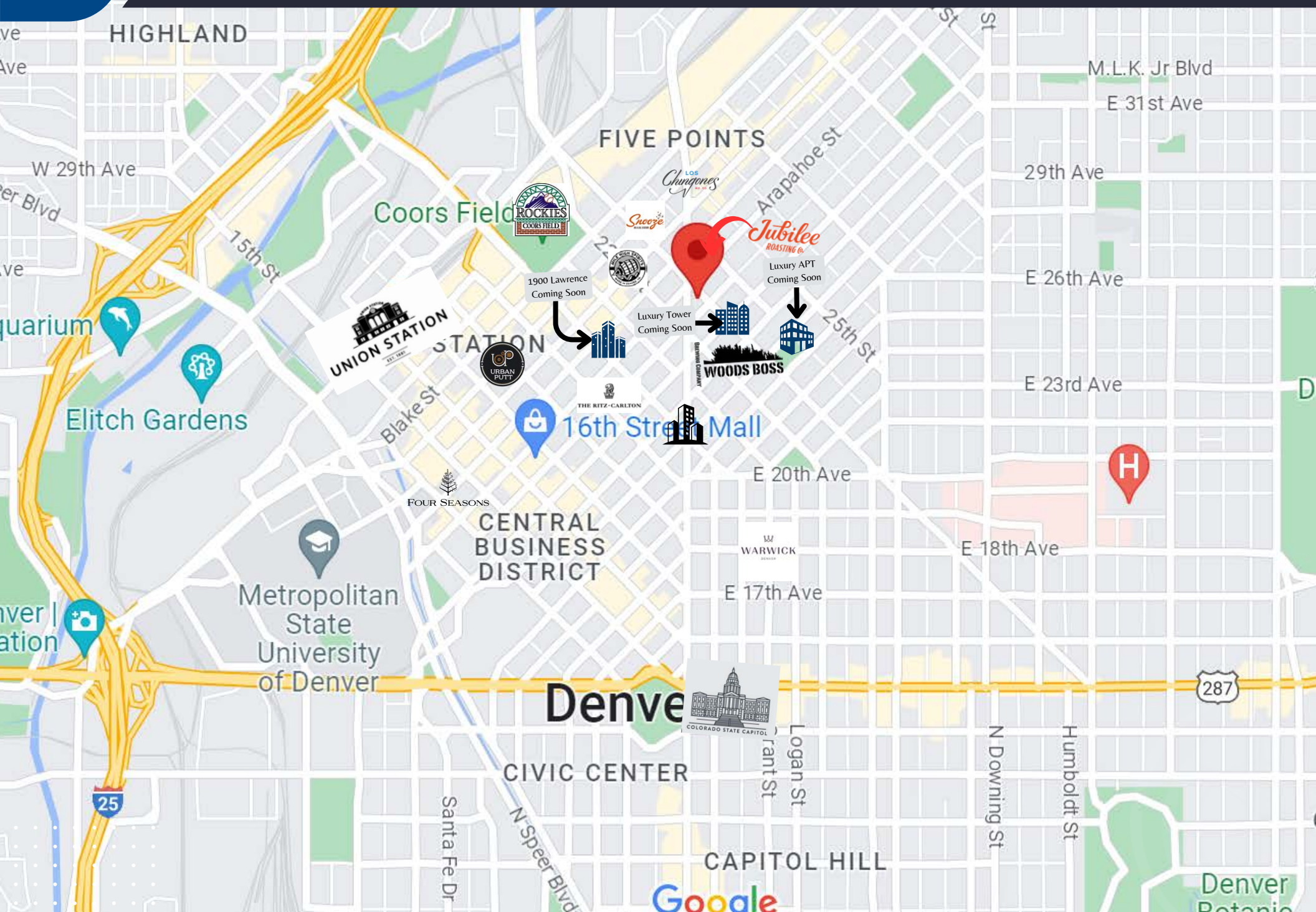
# Arapahoe Square



Famously known as Five Points, Arapahoe Square is rooted in history and is the second home to jazz greats like Louis Armstrong and Miles Davis, who often performed here. Today, Arapahoe Square lives in a finely tuned neighborhood of up-and-coming restaurants, attractions, and downtown institutions like Coors Field, Union Station, and the Denver Performing Arts Complex. Just three blocks from the Light Rail station and minutes from LoDo, LoHi, and RiNo let Arapahoe Square be the kind of home base that helps you get your fill of Denver adventure.

Arapahoe Square is situated between the high-rise development of the Commercial Core and the lower-density neighborhoods of Curtis Park and Five Points. The southwestern edge of the district is 20th Street, which is heavily traveled by automobiles going towards I-25 and Coors Field. The northern edge of the district is Park Avenue. It transitions to Ballpark to the west and Uptown to the south. Broadway bisects the district creating the triangular building sites where the two grids intersect. The attractive zoning provides for upside & future disposition options.





















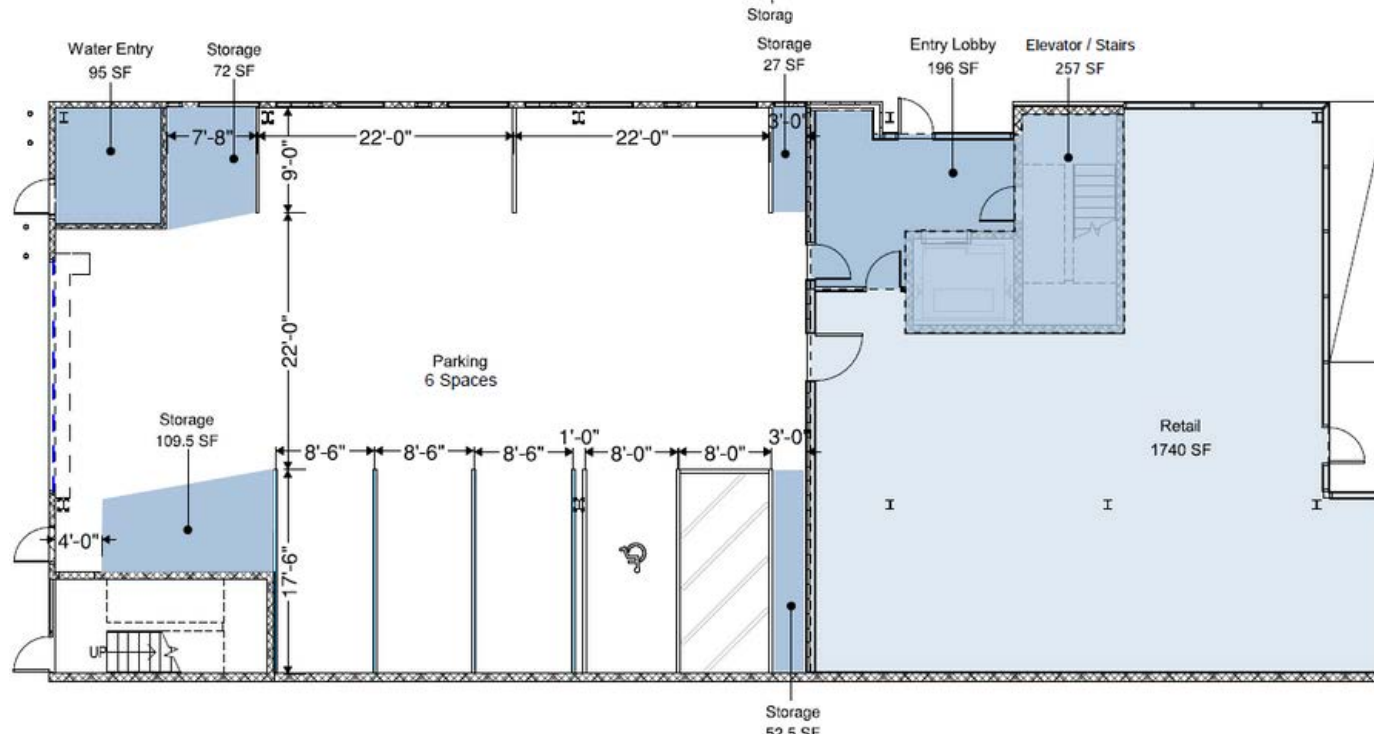
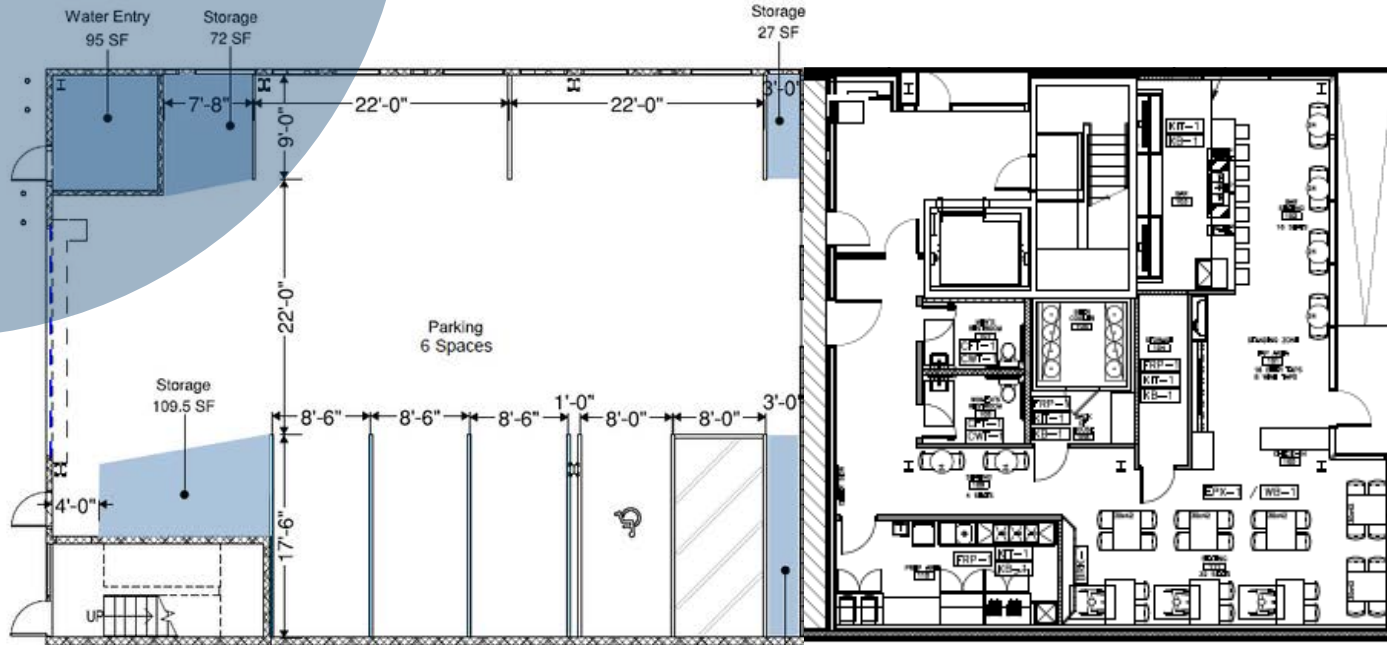




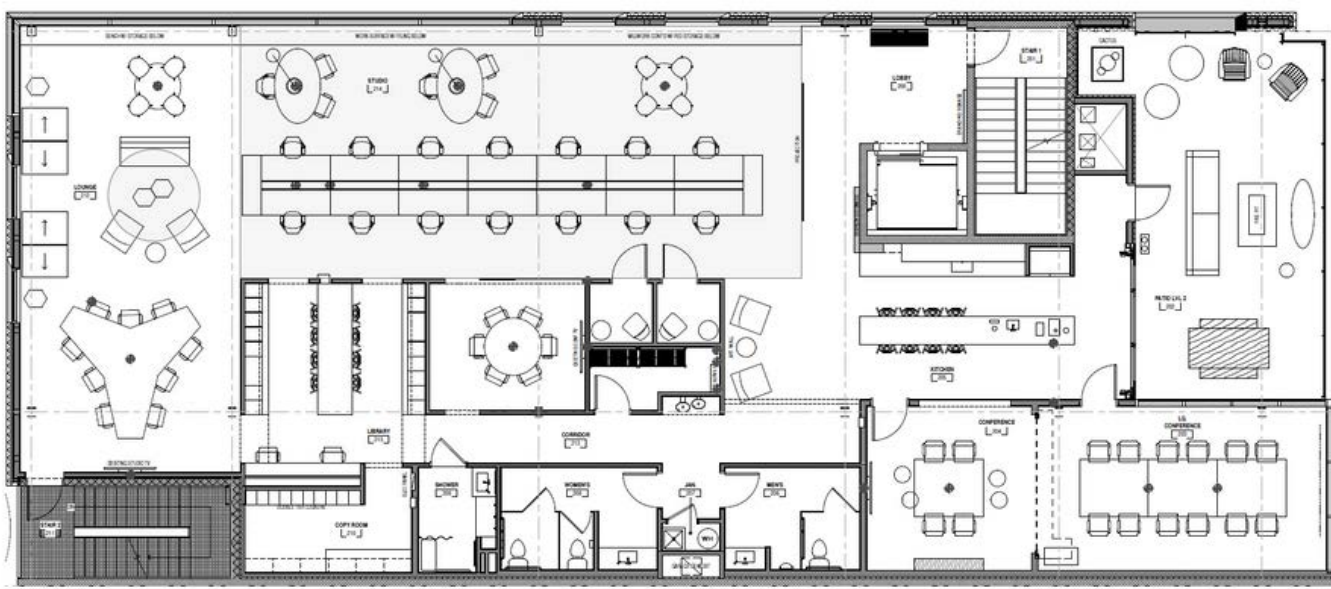
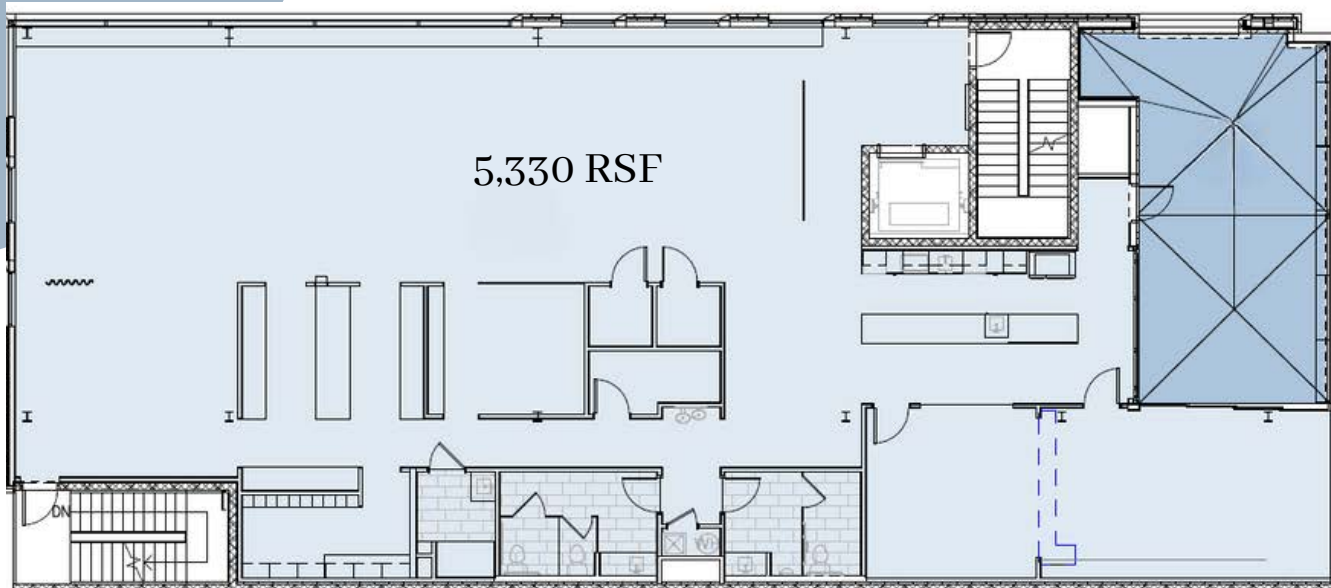




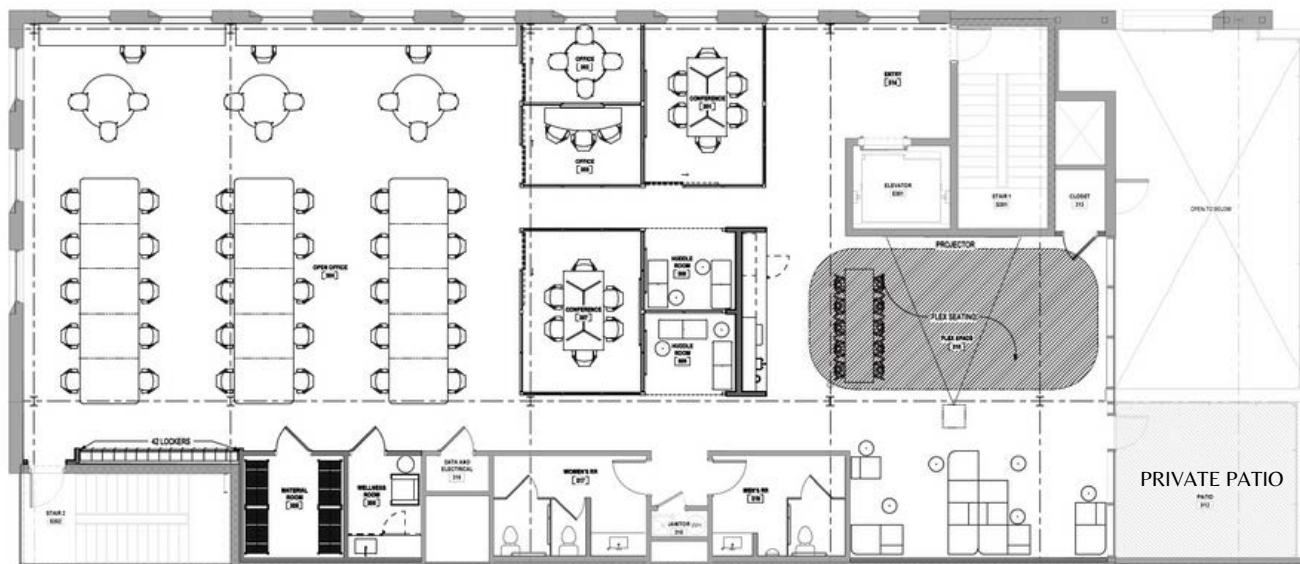
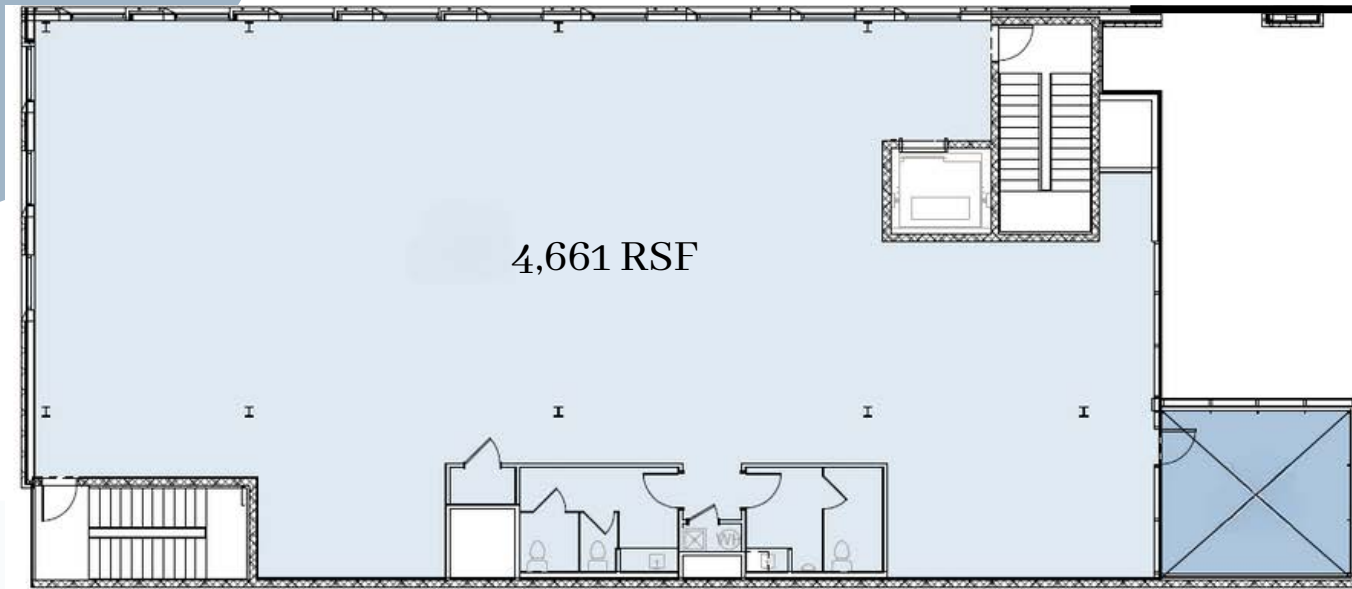












\*Construction Ready Permitted Layout





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