



FOR SALE: \$1,495,000

CORNER IN DOWNTOWN DENVER

ZONING: D-AS

DOWNTOWN DENVER • ARAPAHOE SQUARE

SQUARE FOOTAGE: 14,100

PROPERTY TAXES: \$15,928

1075 PARK AVE. WEST • DENVER, CO

DOWNTOWN DENVER HIGH DENSITY ZONING



1075 PARK AVE WEST • DENVER, CO

*Introducing:
Prime Corner Location
in Ballpark Marketplace.*

The 1075 Park Ave. West featured property is the perfect investment, located in a revitalized area with a growing residential population and access to exciting new amenities.

Attracting buyers, this centralized corner lot offers 18 foot ceilings, 11,000 sqft showroom, maintenance show, 1st and 2nd floor offices.

Adjacent to Downtown Denver, Coors Field, new housing and condominium projects, 30,000 sqft community art gallery special event center and several local restaurants, banks and businesses. This property is perfect for your office or mixed use project.



MAINTENANCE SHOP



1ST FLOOR OFFICES



2ND FLOOR OFFICES



BATHROOM WITH SHOWER



3-12' GARAGE DOORS

BALLPARK MARKETPLACE

The Ballpark Marketplace is the area around Coors field that is associated with and is a draw to and from the ballpark. This area overlaps into Curtis Park, Arapahoe Square and The Ballpark Neighborhood. It is a truly unique area perfectly located for growth and 24 hour activity.

Hosting a perfect collection of historic buildings, exciting businesses, and successful condominiums and town-home developments, this area offers remarkable investment opportunities for businesses and future development.

- Adjacent to Downtown Denver and Coors Field.
- Walking distance of local shops, schools, & restaurants.
- Ballpark Marketplace is considered to be one of the up & coming neighborhoods in Denver's future.

The featured property will surely support a large project that will progress the Neighborhood Renaissance.

