

# Evans School

1115 Acoma Street  
Denver, CO 80204

HISTORICAL OFFICE/SCHOOL IN GOLDEN TRIANGLE



## Property Overview

Available: 46,467 SF  
Floor 1 - 16,093 SF  
Floor 2 - 16,028 SF  
Floor 3 - 14,346 SF

Building Size: 46,467 SF

Building Use: Office, School, Museum  
Learning or Higher  
Education Center

Amenities: 3rd floor balcony/patio  
with mountain/western  
view, auditorium/  
conference, restored  
brick, natural light, high  
ceilings, natural materials

Parking: 2:1,000 SF  
109 Surface Spaces  
Additional spaces  
surround property

Elevator: 1 Passenger

Year Built: 1904, Renovated 2011

Completion: July 1, 2011

Location: Golden Triangle



## contact information

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**NAI Shames Makovsky**  
Commercial Real Estate Services, Worldwide.

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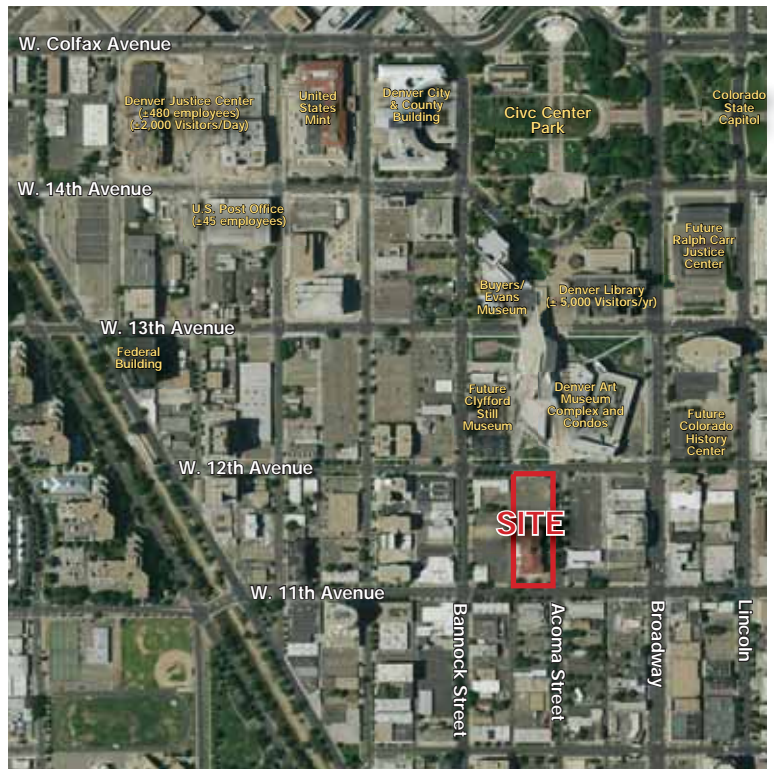
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HISTORICAL OFFICE/SCHOOL IN GOLDEN TRIANGLE

The historic Evans School was built in 1904 for the Denver Public Schools. Listed as a national and state landmark, Evans School is a classic red brick building with exquisite hardwood floors, copper and brass stairwells, mosaic tile entry, restored windows, vintage tin ceilings and a completely new mechanical plant. The building provides nearly 47,000 square feet of commercial office space, over 100 parking spaces, and superb location in the heart of the Golden Triangle with immediate access to downtown, municipal offices, cultural arts and library facilities, restaurants, mass transit and living.

Evans school was named for John Evans, an early territorial governor, important business leader, and a founder of the University of Denver. Evans School served the public for sixty-nine years. Throughout this time it was an elementary school although for a brief period in 1917, it also housed Junior High students. In 1928 the school district established a Hearing Conservation Department at the Evans School and in 1930 a Sight Saving Department. For many years the school was the only one in the area that served the deaf, blind, or physically handicapped, and it was the only elementary school in Denver open in the summer.



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