

Existing private restrooms, ADA elevator access, fully sprinklered



## QUAYLE BUILDING RETAIL/CREATIVE SPACE FOR LEASE

101 N Broadway, Denver, CO 80203

5,000 SF (divisible to  $\pm 2,000$  - 5,000 SF)  
Lease Rate: Contact Broker



HENRY GROUP  
REAL ESTATE

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## DESTINATION-ORIENTED LOWER LEVEL SPACE ALONG DENVER'S S BROADWAY CORRIDOR

### **Private restrooms | ADA elevator | Fully sprinklered throughout**

Located below grade at The Quayle Building, this flexible lower-level space can be configured from approximately 2,000 to 5,000 square feet. Delivered in grey shell condition, with tenant improvement dollars available for qualified tenants.

Accessed through the building's secure historic lobby, the space offers a sense of separation from the street, making it ideal for concepts that benefit from sound control, lighting flexibility, or immersive environments.

### LISTING HIGHLIGHTS

- Key infrastructure already in place (restrooms, elevator, sprinklers)
- Grey shell ready for tenant improvements (TI allowance available)
- Designed for destination-based concepts rather than walk-in retail
- Surrounded by established Broadway bars, restaurants, and nightlife
- Lower occupancy cost than street-level space in the same corridor
- Conceptual bar layout available upon request

### IDEAL USES

- **Fitness & Movement Studios:** boxing, Pilates, barre, dance, martial arts
- **Wellness & Recovery:** breathwork, sound therapy, sauna/cold plunge, physical therapy
- **Creative & Performance:** rehearsal studios, black box theater, content or podcast studios
- **Interactive Concepts:** arcade, escape room, experiential art, VR
- **Nightlife-Adjacent Concepts:** cocktail lounge or speakeasy-style bar

Building Name	The Quayle Building
Property Address	101 N Broadway, Denver, CO 80203
Total Retail Size	11,000 SF
Available Space	+/- 2,000 - 5,000 SF
Lease Rate	Contact Broker

## THE QUAYLE BUILDING: HISTORIC LANDMARK RESTORED BY ZOCALO DEVELOPMENT

Originally built in 1907 and thoughtfully restored by Zocalo Community Development, The Quayle Building blends historic character with modern infrastructure. The property includes 102 affordable residential units and a ground-floor retail mix featuring - **Snooze, an A.M. Eatery;** **MAKfam Chinese Restaurant;** **Electric Dream Boutique;** and **Adventure Time Bar.**

Situated at the corner of 1st Avenue and Broadway, the building is within Baker's established dining, retail, arts, and nightlife corridor, positioning it for destination-oriented concepts within an active neighborhood.



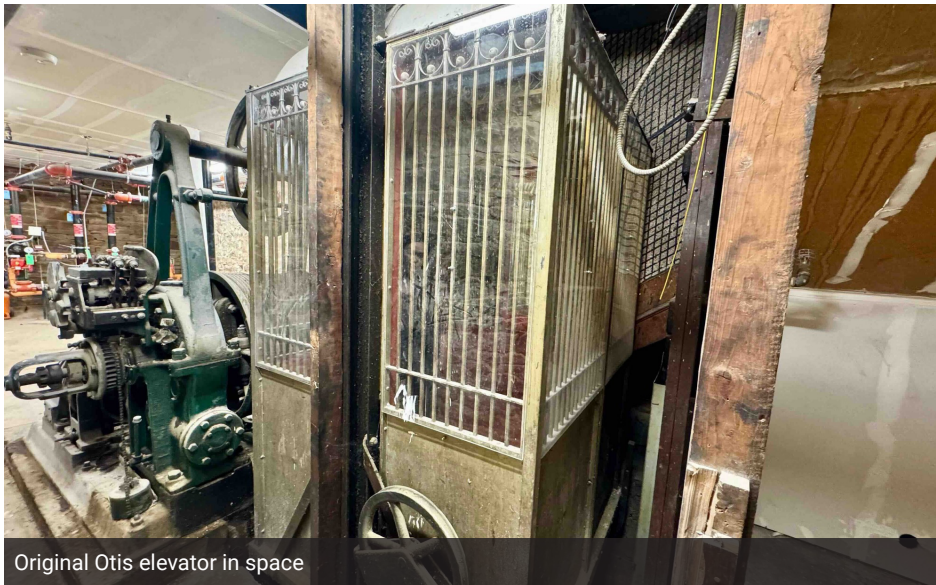




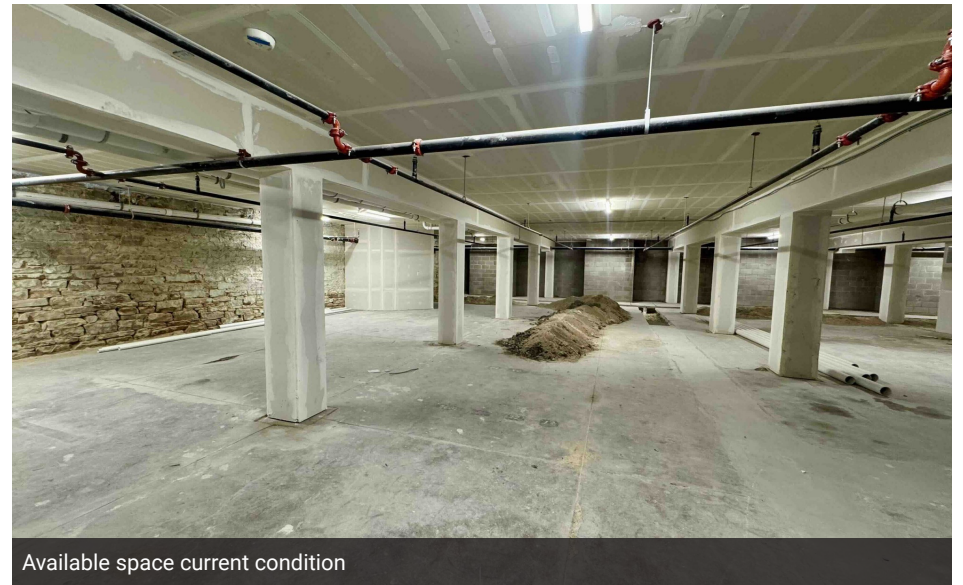
Broadway, early 1920's



Broadway entrance via historic lobby

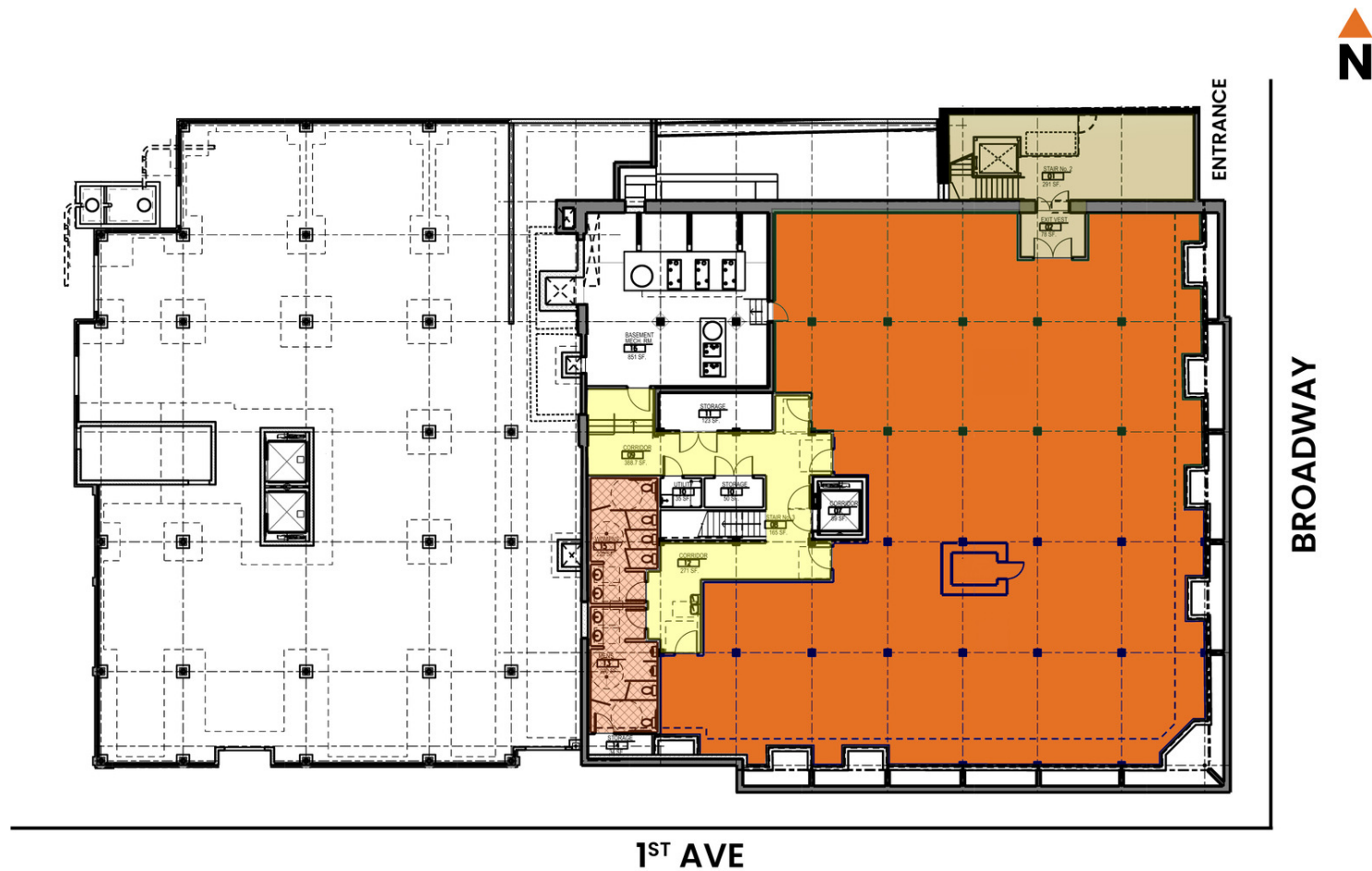


Original Otis elevator in space

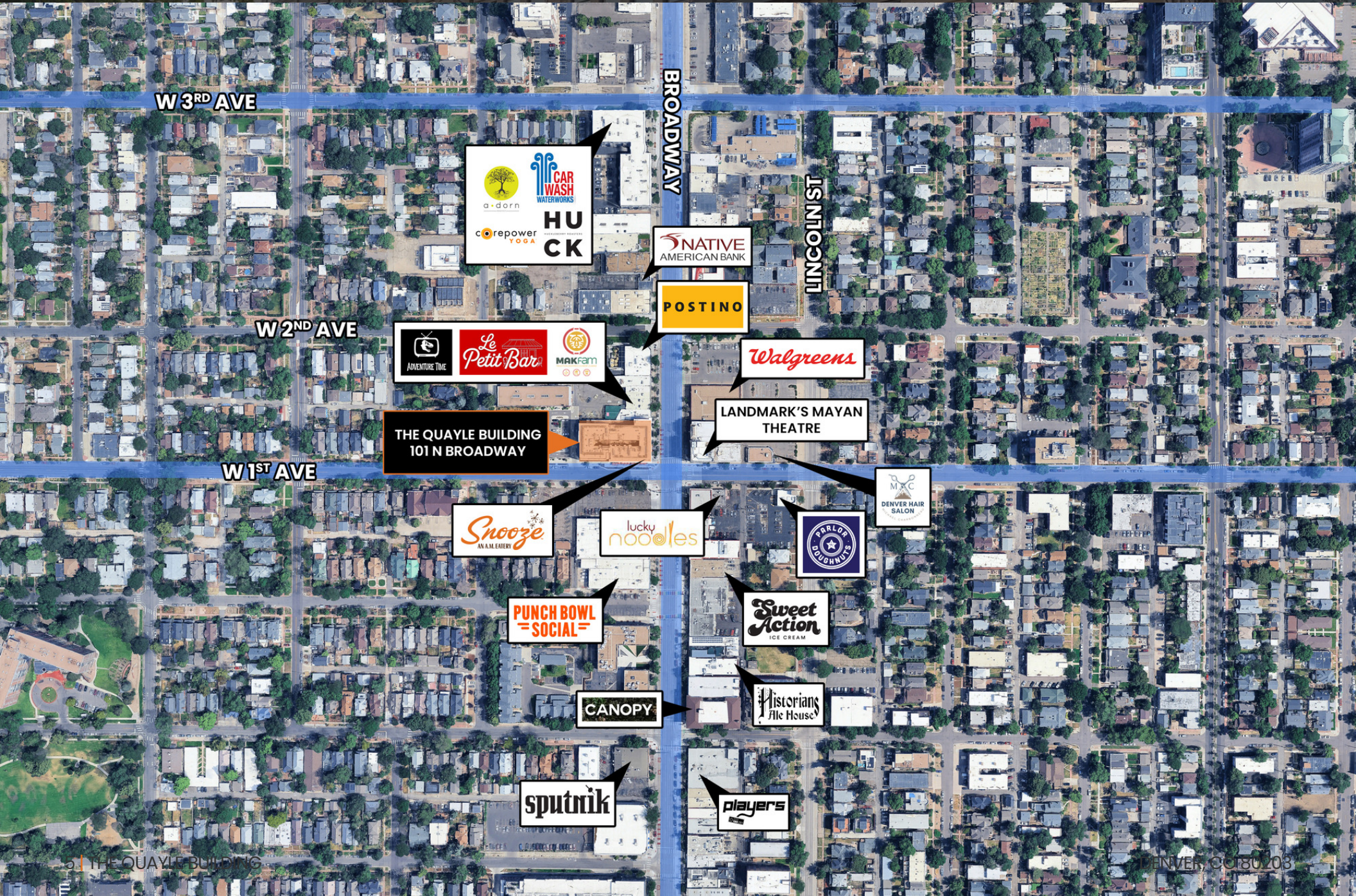


Available space current condition









W 3<sup>RD</sup> AVE

BROADWAY

LINCOLN ST

W 2<sup>ND</sup> AVE

W 1<sup>ST</sup> AVE

THE QUAYLE BUILDING  
101 N BROADWAY

a·dorn  
corepower  
YOGA  
CAR WASH  
WATERWORKS  
HUCK

ADVENTURE TIME  
Le Petit Bar  
MAKfam

NATIVE  
AMERICAN BANK

POSTINO

Walgreens

LANDMARK'S MAYAN  
THEATRE

Snooze  
AN AM. CAFE

lucky  
noodles

PARLOR  
DOUGHNUTS

MXC  
DENVER HAIR  
SALON

PUNCH BOWL  
SOCIAL

Sweet  
Action  
ICE CREAM

CANOPY

Historians  
Ale House

sputnik

players







## The Quayle Building

The Quayle blends restored historic character with modern living in the heart of Denver's vibrant South Broadway district. Originally built in 1907 as the 1st Avenue Hotel, this landmark has been reimagined by Zocalo Development—who completed the full restoration, led the 2019 redevelopment, and now serves as property manager—into an affordable housing community offering 102 thoughtfully designed studios and one-bedrooms. Residents enjoy contemporary interiors, open layouts, dramatic city and mountain views, and immediate access to South Broadway's eclectic mix of dining, shops, entertainment, and transit.

With nearly 15,000 SF of retail space and sustainability features built to Enterprise Green Community standards, The Quayle stands as a timeless hub of community, culture, and convenience.

## PROPERTY HIGHLIGHTS

- 102 affordable studios and one-bedrooms in a restored historic building
- Renovated and redeveloped by Zocalo Development, who also manages the property
- Full historic restoration completed in 2019 with modern upgrades
- Nearly 15,000 SF of retail space with neighborhood-focused tenants
- Modern amenities such as the Velo Room and multiple award-winning preservation accolades

## AWARDS & RECOGNITION

- Association for Commuter Transportation – Outstanding Building/Development Award
- Housing Colorado – Eagle Award Finalist
- NAIOP – Positive Community Impact Award
- Historic Denver Inc.- Community Preservation Award
- Member of Historic Colorado Registry



**THE QUAYLE**  
BUILDING





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