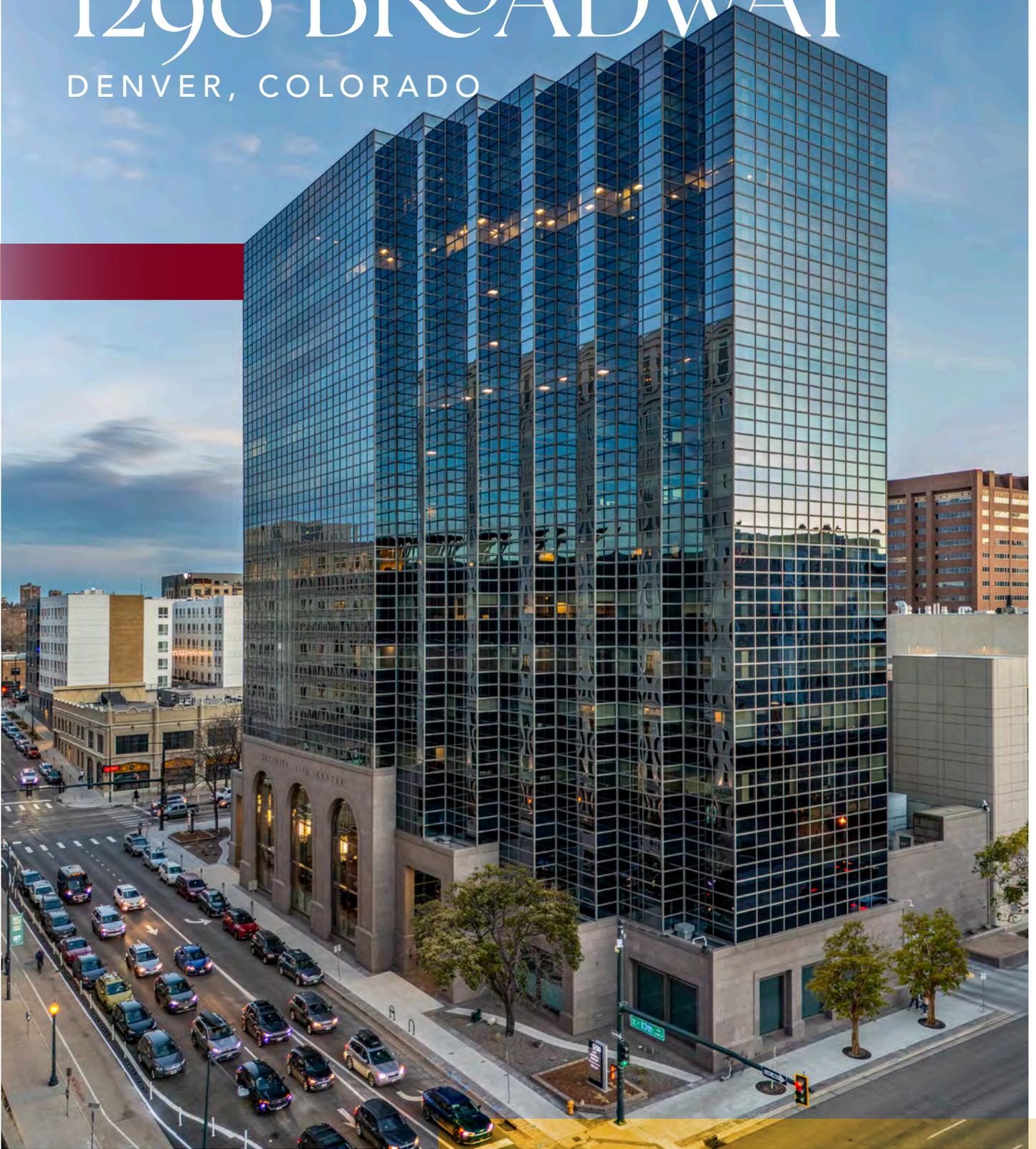


1290 BROADWAY

DENVER, COLORADO



NEWMARK

1290 BROADWAY

DENVER, COLORADO

252,230 RBA

17
FLOORS

21,000 SF
FLOORPLATE

22
CORNER
OFFICES

4
EV CHARGING
STATIONS

Easy Commute
CENTRALLY LOCATED
OUTSIDE OF CBD



2:1,000 RSF Covered
Parking Ratio,
Street Parking
& Nearby Public
Transportation



1290 CLUB
Designed for you!



Onsite 24/7
Security Guard
& Property Management



1290 BROADWAY

DENVER, COLORADO



1



2



3

1. Built in 1986 and continually improved to maintain its Class A status.
2. High-identity signage visible from Broadway & Lincoln.
3. Enjoy the fully equipped fitness center with showers, locker rooms & towel service.
4. Pedestrian-friendly, steps to 2,000+ multifamily units for car-free commute, 20+ restaurants, hotels, conference center, courthouses, & museums.
5. Stabilized occupancy above 80% and strong ownership provide tenants with assurance when choosing a new office location.



4



5



1290 BROADWAY

DENVER, COLORADO

Coming in 2026, the 1290 CLUB will offer a sophisticated collection of spaces designed to elevate the tenant experience. From flexible conference and meeting rooms to an exclusive tenant lounge and Grab & Go Market, every detail has been thoughtfully planned to foster connection, creativity, and community.

GRAB & GO

TENANT LOUNGE

FIRST SERVE

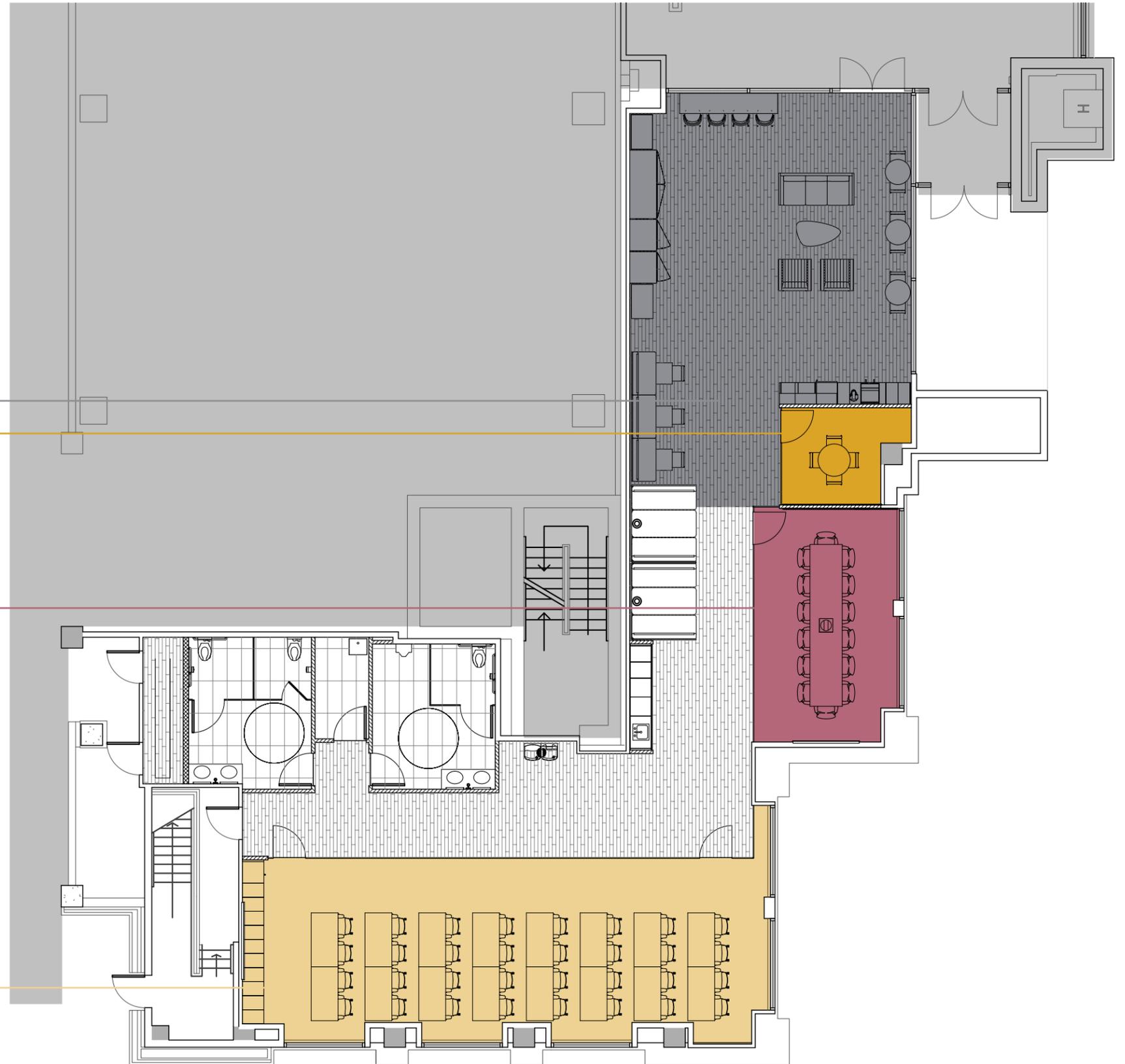
HUDDLE ROOM

EXECUTIVE

BOARDROOM

32-PERSON

TRAINING ROOM



1290 BROADWAY

DENVER, COLORADO



WHITNEY HAKE
Senior Managing Director
Tel. 303-260-4202
Whitney.Hake@nmrk.com

GRACE LESSARD
Associate Director
Tel. 303-260-4210
Grace.Lessard@nmrk.com

JAMIE GARD
Vice Chairman
Tel. 303-260-4341
Jamie.Gard@nmrk.com

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