

Built for Innovation
DESIGNED FOR TALENT



1200
BROADWAY
THE GULCH

PROJECT HIGHLIGHTS

The Gulch's
PREMIER
creative office

66,715 sf

OF CREATIVE OFFICE
SPACE ON FLOOR SIX
AND SEVEN

41,500 square-foot ground floor

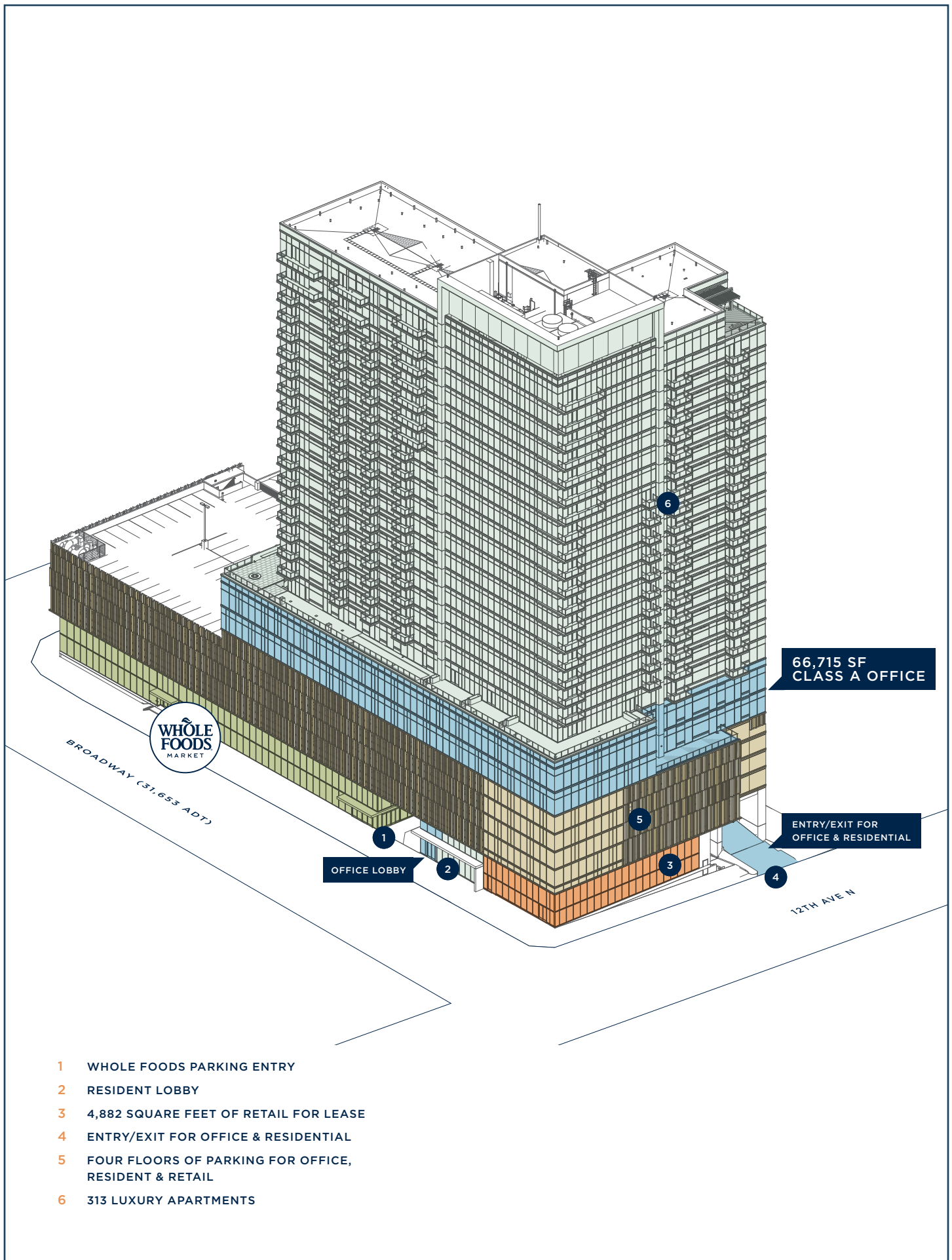
WHOLE FOODS
MARKET

313

LUXURY APARTMENTS ON
THE TOP 19 FLOORS

3/1000

PARKING RATIO FOR
OFFICE TENANTS



NEW 26TH FLOOR AMENITY



Built for INNOVATION

Expansive 33,000-square-foot floorplates provide exceptional flexibility for workplace design while maximizing sweeping views of the Gulch skyline and beyond, accessible to all office tenants.

Wellness AT WORK

Designed to promote employee health and engagement, 1200 Broadway offers an on-site fitness center and outdoor yoga lawn. Whether fitting in a morning workout, a midday stretch, or an end-of-day reset, these amenities create an environment that supports both personal well-being and professional performance.



SPEC SUITES

SUITE 715

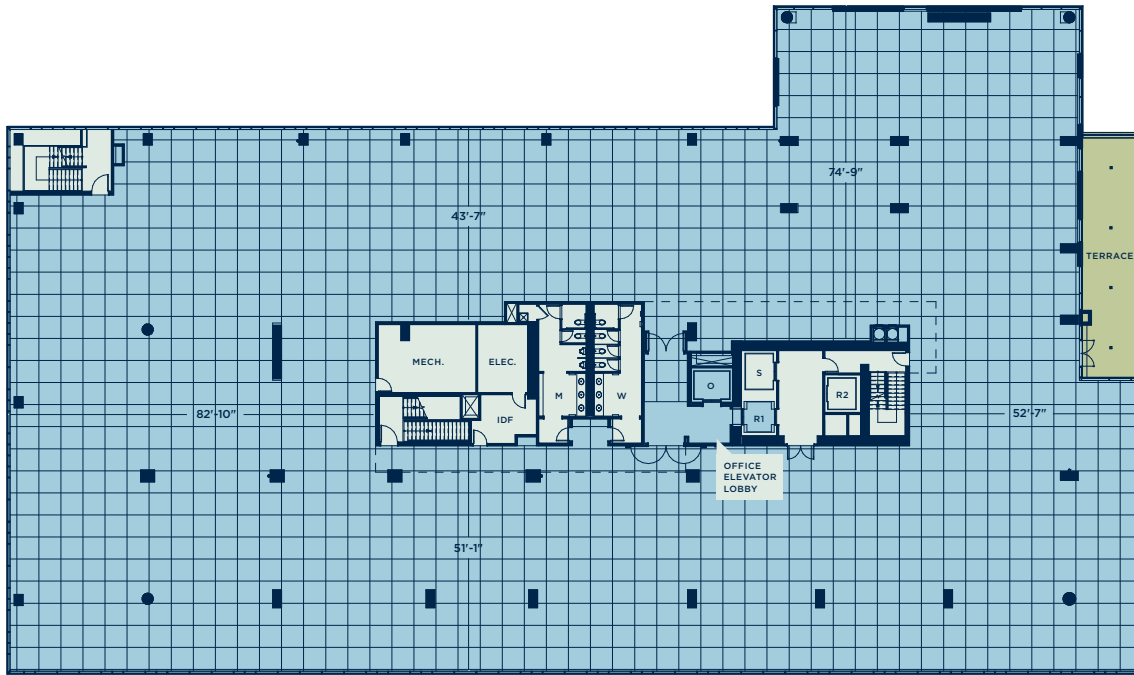


SUITE 730



6TH FLOOR — 33,732 SF

GEORGE L. DAVIS BLVD



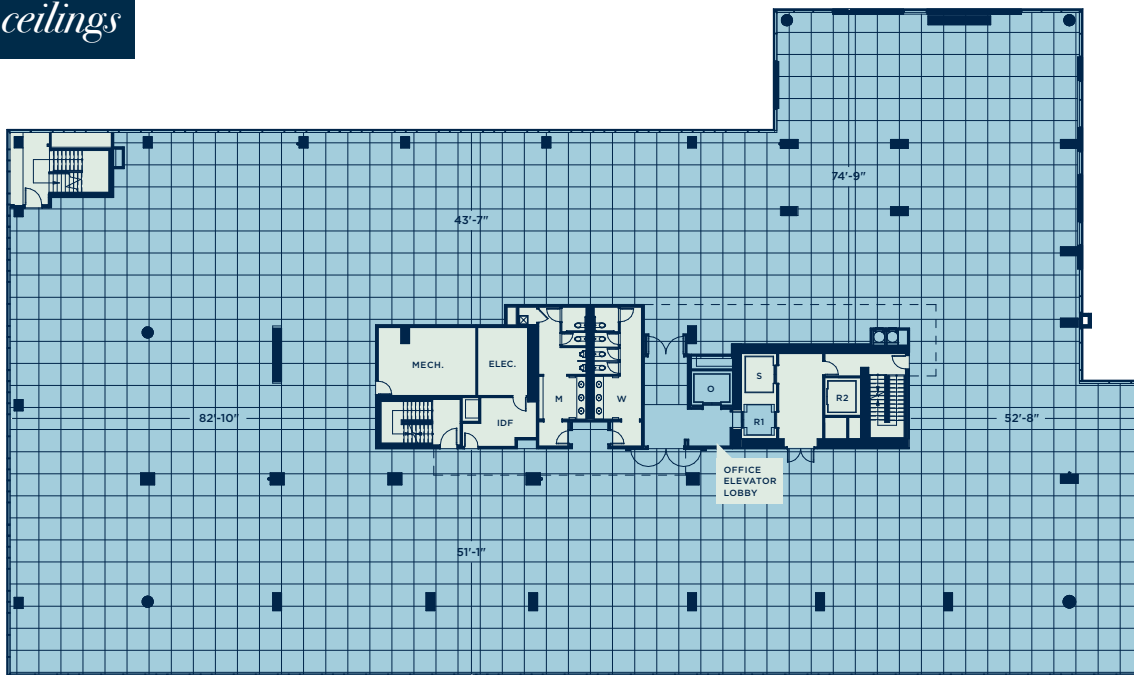
12TH AVE

BROADWAY

7TH FLOOR — 32,983 SF

17ft ceilings

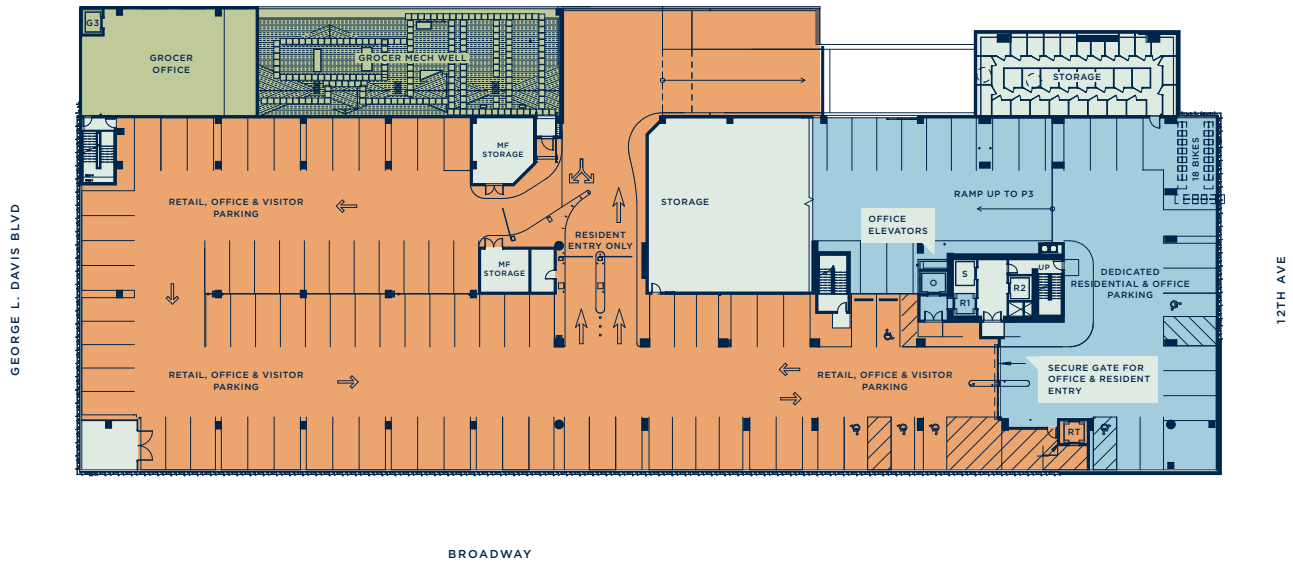
GEORGE L. DAVIS BLVD



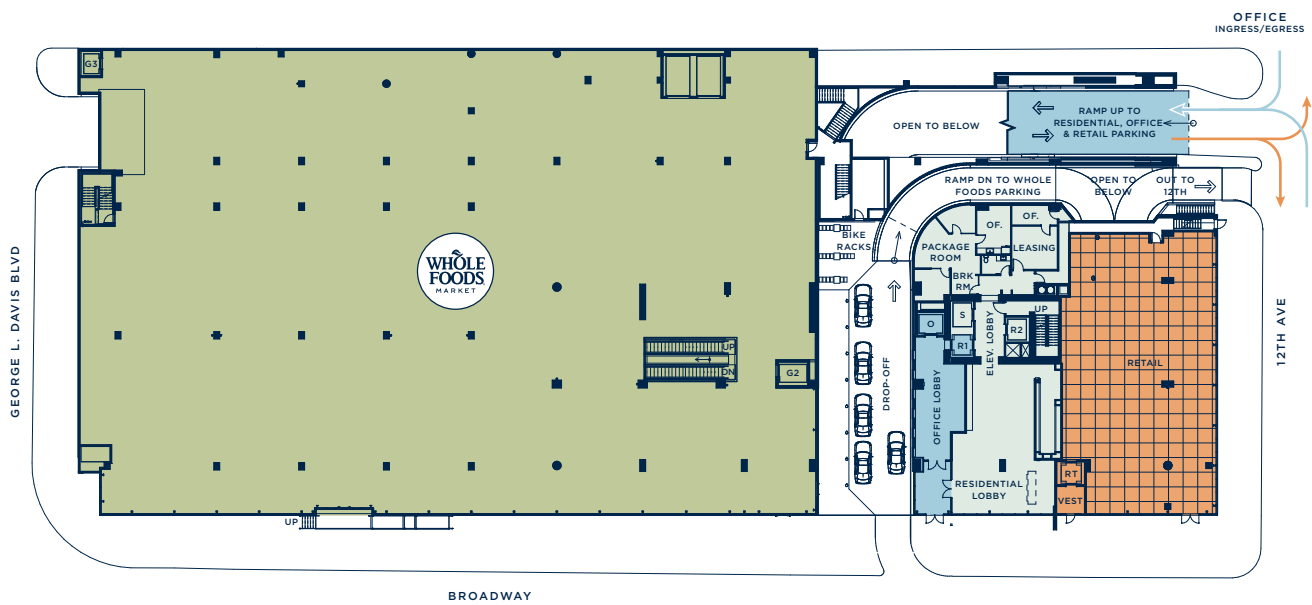
12TH AVE

BROADWAY

OFFICE/RETAIL PARKING



INGRESS/EGRESS



→ Ingress
← Egress

WHOLE FOODS

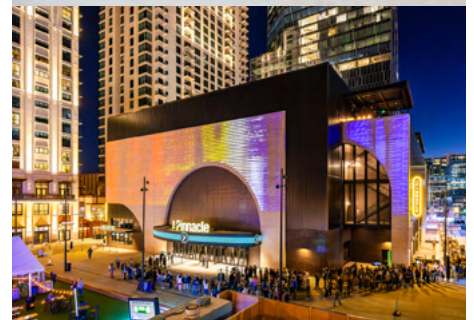
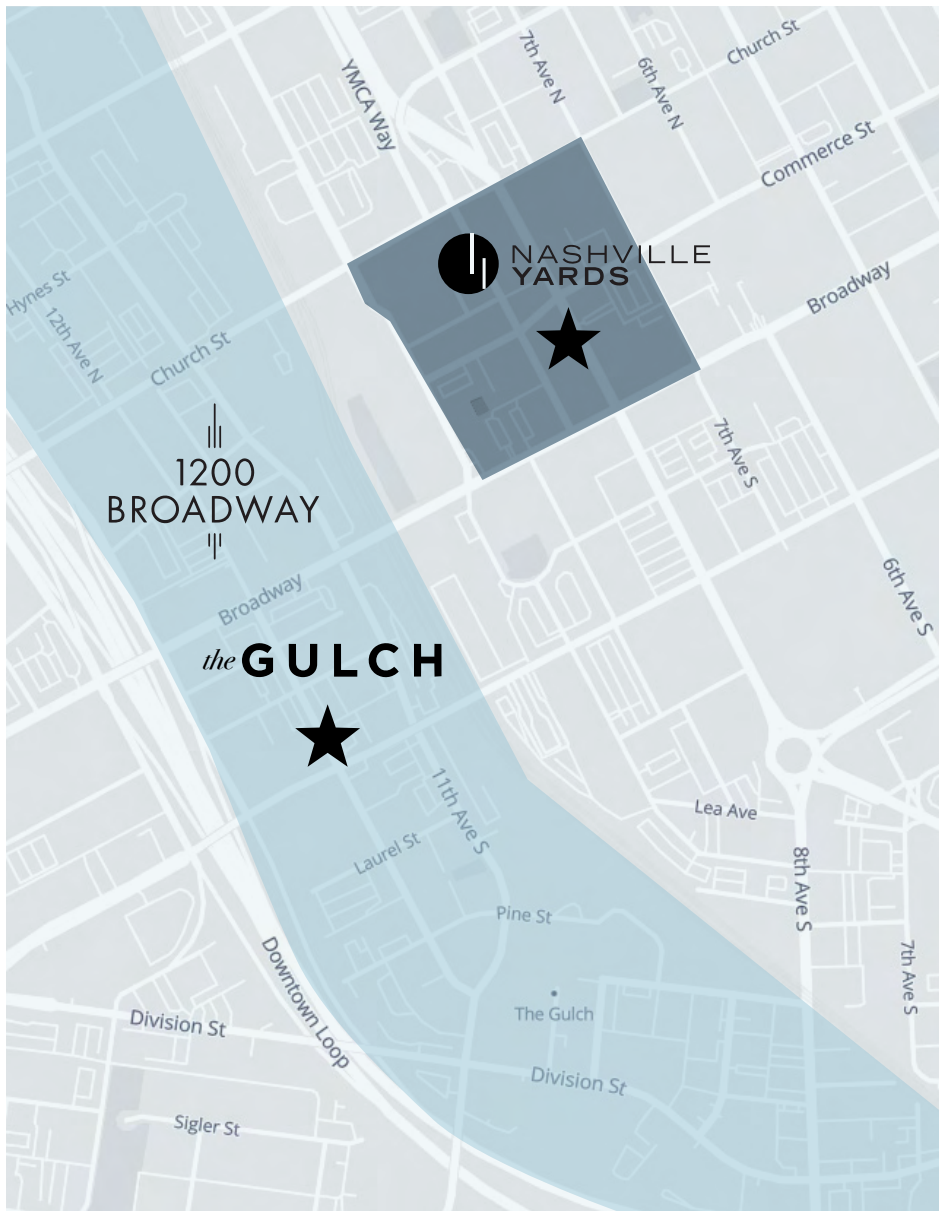
1200 Broadway's ground-floor Whole Foods Market gives employees and residents easy access to high-quality snacks, prepared foods, and after-work groceries.



AREA AMENITIES



Surrounded by COUNTLESS NEIGHBORHOOD AMENITIES



AVISON
YOUNG

Learn more

Jenna Muller

Principal

+1 615 477 1105

jenna.muller@avisonyoung.com

Billy Lyell

Principal

+1 615 300 3741

billy.lyell@avisonyoung.com

MacRae Knight

Associate

+1 703 965 6984

macrae.knight@avisonyoung.com

Ruff Maddux

Associate

+1 615 339 4281

ruff.maddux@avisonyoung.com

