



194 S. PENNSYLVANIA STREET DENVER, CO 80209

FOR LEASE



ABOUT THE PROPERTY

- G-MS-3 zoning permits diverse commercial uses.
- Corner location maximizes street-level visibility.
- Open floor plan provides adaptable workspace.
- Easy access to Broadway and I-25.
- Lower level offers secure storage.

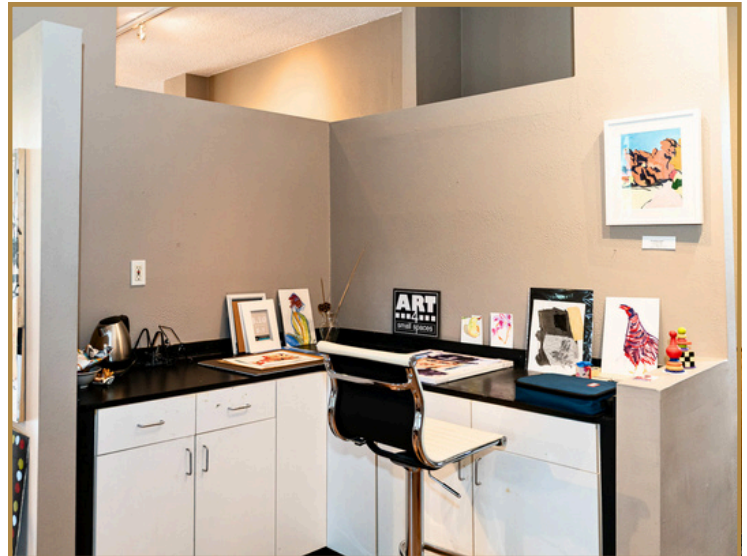
LEASE RATE:
\$3,500/Mo Modified Gross

PROPERTY FACTS

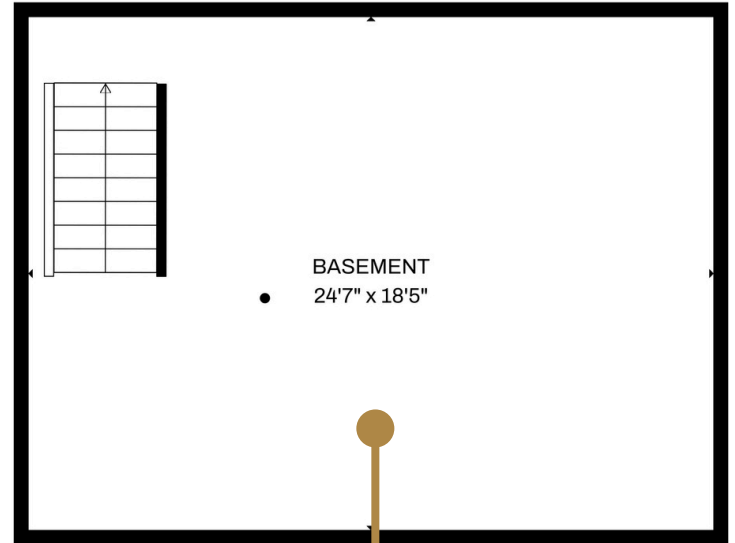
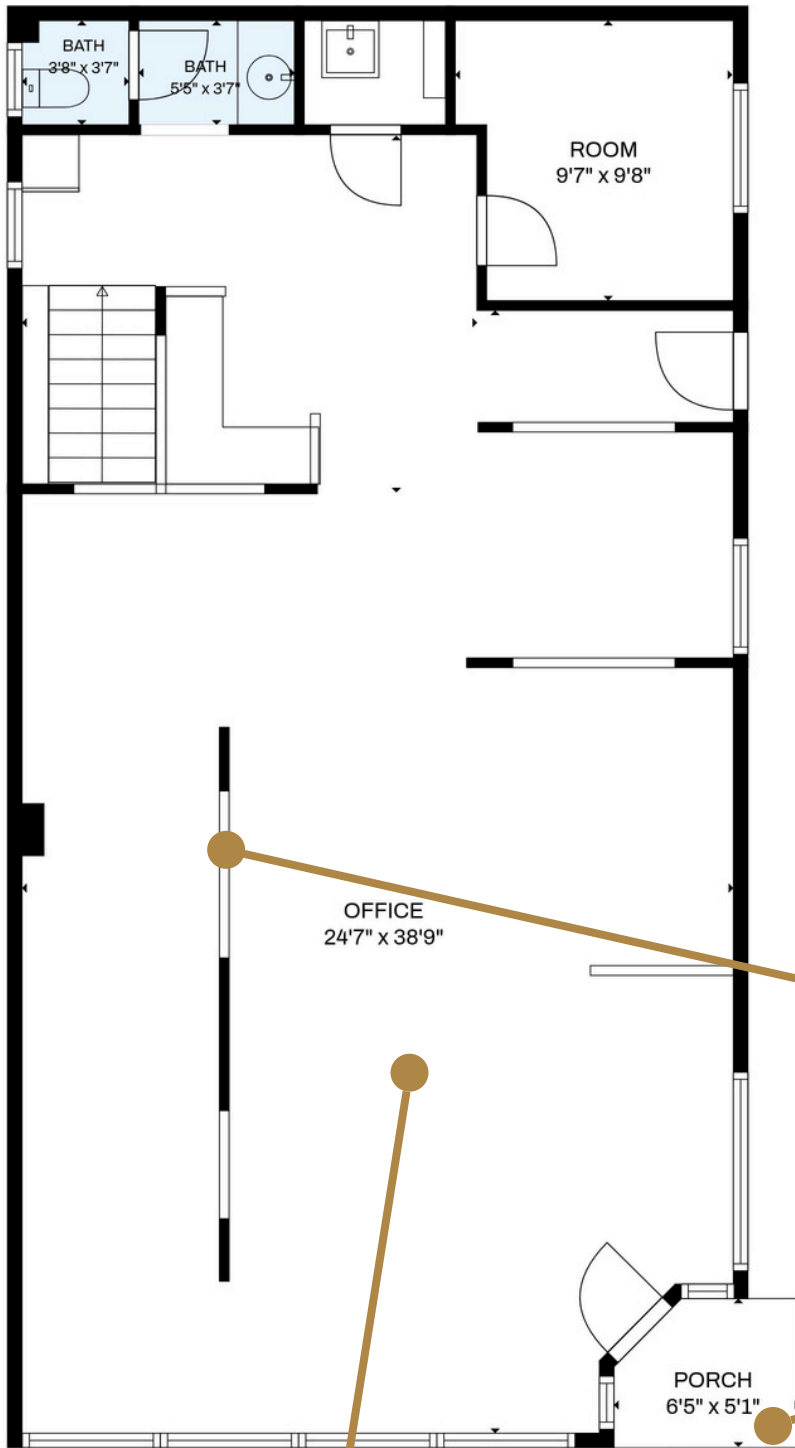
UNIT SF	1,777
BUILDING SF	4,726
ZONING	G-MS-3

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Lower level providing clear-span, secure onsite storage and operational space.

Removable gallery walls.

Prime street-level corner unit offering high-traffic exposure and dual-street presence.

Adaptable open-concept design suitable for retail boutiques, professional offices, or design studios.

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LOCATION HIGHLIGHTS

194 S. Pennsylvania Street is positioned in a vibrant neighborhood retail strip, offering high-visibility access with immediate connectivity to Broadway and I-25. Located near Washington Park, this former art gallery serves as a prime, well-connected nexus for local retail and professional service activity. This space is ideal for businesses looking to establish a strong presence in a thriving Denver community.



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