



1801 BROADWAY DENVER, CO 80202

OFFICE SUITES FOR LEASE

TRINITY PLACE - UNDER NEW OWNERSHIP!

BEST VALUE DOWNTOWN!

BUILDING HIGHLIGHTS:

Trinity Place offers a sophisticated office environment in the heart of Denver's Uptown corridor. The building features expansive glass lines, a **dramatic lobby atrium**, **renovated common areas**, and **flexible floorplates** that support both private office and open-plan configurations. Suites range from **turnkey small-format offices to full-floor opportunities with panoramic mountain and city views**.

Tenants benefit from **on-site management**, **security**, **covered parking**, **modernized building systems**, and **walkable access to restaurants, hotels, and public transportation**. Trinity Place is ideal for professional services, technology firms, engineering groups, creative agencies, and organizations seeking a polished, highly functional downtown presence.



17 Stories



195,753 SF Building



0.92/1,000 SF + Parking Garage



Restaurant On-Site & exceptional walkability to surrounding retail, dining, and services.



5 Elevators



Flexible Floor Plans with Tenant Improvement Budget Available



Fully Sprinklered

AVAILABLE SUITES

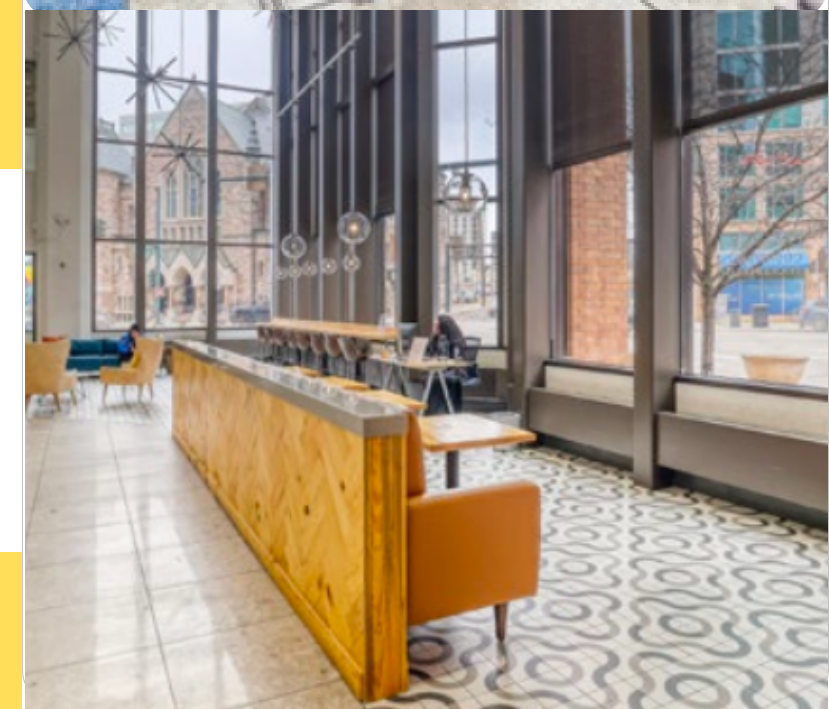
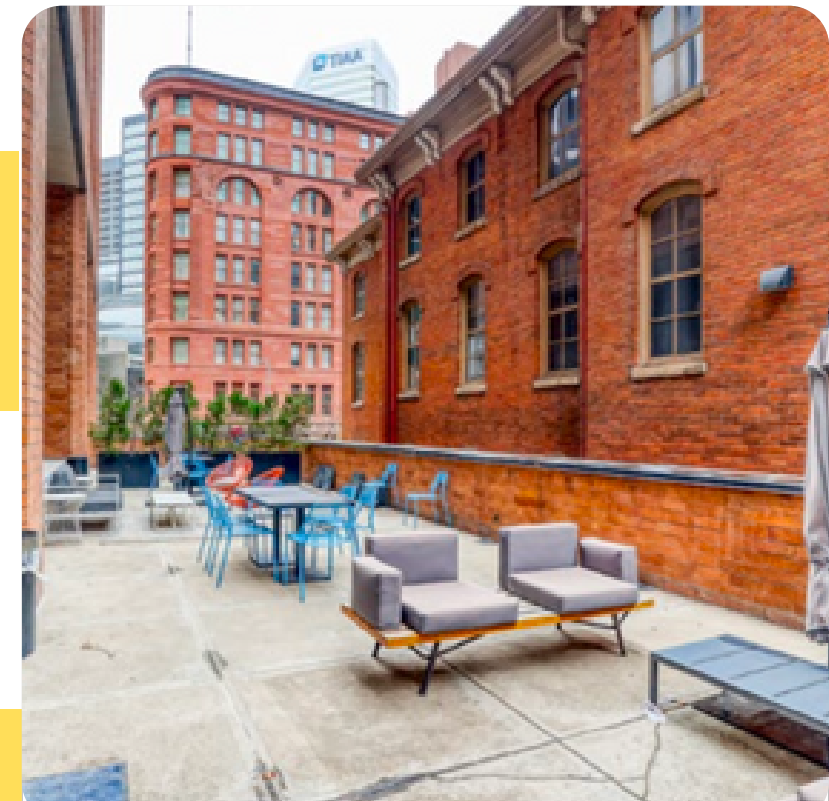
Suite	Square Feet	Rent/PSF	Layout
100	2,532 RSF	\$15 PSF NNN	~4–6 private offices Efficient first-floor presence
200A	2,532 RSF	\$25 PSF FSG	~6–8 private offices Flexible second-floor layout
300	1,626 RSF	\$16 PSF FSG	~3–4 private offices Compact professional office
350	6,853 RSF	\$10 PSF FSG	~10–14 private offices Large suite with extensive glass
600A	2,673 RSF	\$25 PSF FSG	~5–7 private offices Balanced mix of private offices and open workspace In-suite kitchenette
600B	3,346 RSF	\$25 PSF FSG	~6–8 private offices Flexible mid-size suite In-suite kitchenette
700	6,401 RSF	\$25 PSF FSG	~10–13 private offices Full-team workspace
720	5,782 RSF	\$25 PSF FSG	~9–12 private offices Contiguous opportunity



- RATES ARE FULL SERVICE GROSS UNLESS OTHERWISE SPECIFIED
- FINAL RATE DEPENDS UPON AMOUNT OF IMPROVEMENTS OR ALLOWANCE REQUIRED BY TENANTS
- TENANT IMPROVEMENT ALLOWANCE IS AVAILABLE FOR QUALIFIED TENANTS
- SQUARE FOOTAGE OF MULTI-TENANT SUITES ACCOUNTS FOR LOAD FACTOR

AVAILABLE SUITES

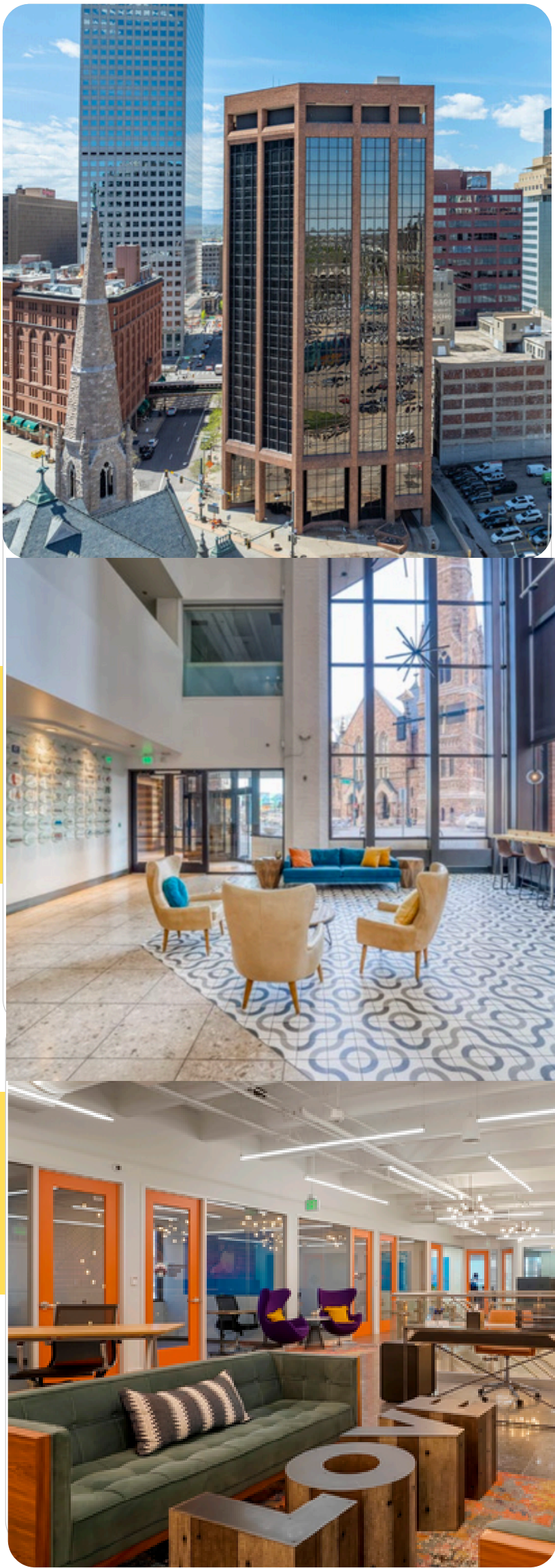
Suite	Square Feet	Rent/PSF	Layout
800	12,174 RSF	\$20 PSF FSG	~18–24 private offices Full-floor potential
900	4,135 RSF	\$20 PSF FSG	~7–9 private offices Efficient mid-floor professional suite
900A	3,311 RSF	\$25 PSF FSG	~6–8 private offices Flexible layout with strong natural light
920	2,892 RSF	\$25 PSF FSG	~5–7 private offices Well-proportioned professional footprint
1000A	1,819 RSF	\$25 PSF FSG	~3–4 private offices Plug-and-play small-format office
1000C	1,978 RSF	\$25 PSF FSG	~3–5 private offices Open/private office mix In-suite kitchenette
1000D	2,514 RSF	\$25 PSF FSG	~4–6 private offices Mid-size flexible configuration



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AVAILABLE SUITES

Suite	Square Feet	Rent/PSF	Layout
1125	1,848 RSF	\$15 PSF FSG	~18-24 private offices Full-floor potential
1150	4,475 RSF	\$15 PSF FSG	~7-9 private offices Efficient mid-floor professional suite
1175	2,686 RSF	\$12 PSF FSG	~6-8 private offices Flexible layout with strong natural light
1200A	4,425 RSF	\$25 PSF FSG	~5-7 private offices Well-proportioned professional footprint
1200B	3,814 RSF	\$25 PSF FSG	~3-4 private offices Plug-and-play small-format office
1204	2,248 RSF	\$25 PSF FSG	~3-5 private offices Open/private office mix
1205	626 RSF	\$16 PSF FSG	Large Open Area with potential for ~1-2 private offices Ideal satellite / executive office



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AVAILABLE SUITES

Suite	Square Feet	Rent/PSF	Layout
1300A	12,174 RSF	\$20 PSF FSG	~10-14 private offices Upper-floor full-floor opportunity
1400	4,135 RSF	\$15 PSF FSG	~10-14 private offices Upper-floor full-floor opportunity
1410	1,061 RSF	\$15 PSF FSG	~2-3 private offices Mostly open plan
1440	6,251 RSF	\$15 PSF FSG	~8-10 private offices Plug-and-play suite
1500B	1,614 RSF	\$20 PSF FSG	~3-4 private offices Efficient small professional suite
1500C	1,516 RSF	\$20 PSF FSG	~2-4 private offices Turnkey small-format office In-suite kitchenette
1500E	1,579 RSF	\$24 PSF FSG	~3-4 private offices Flexible professional layout



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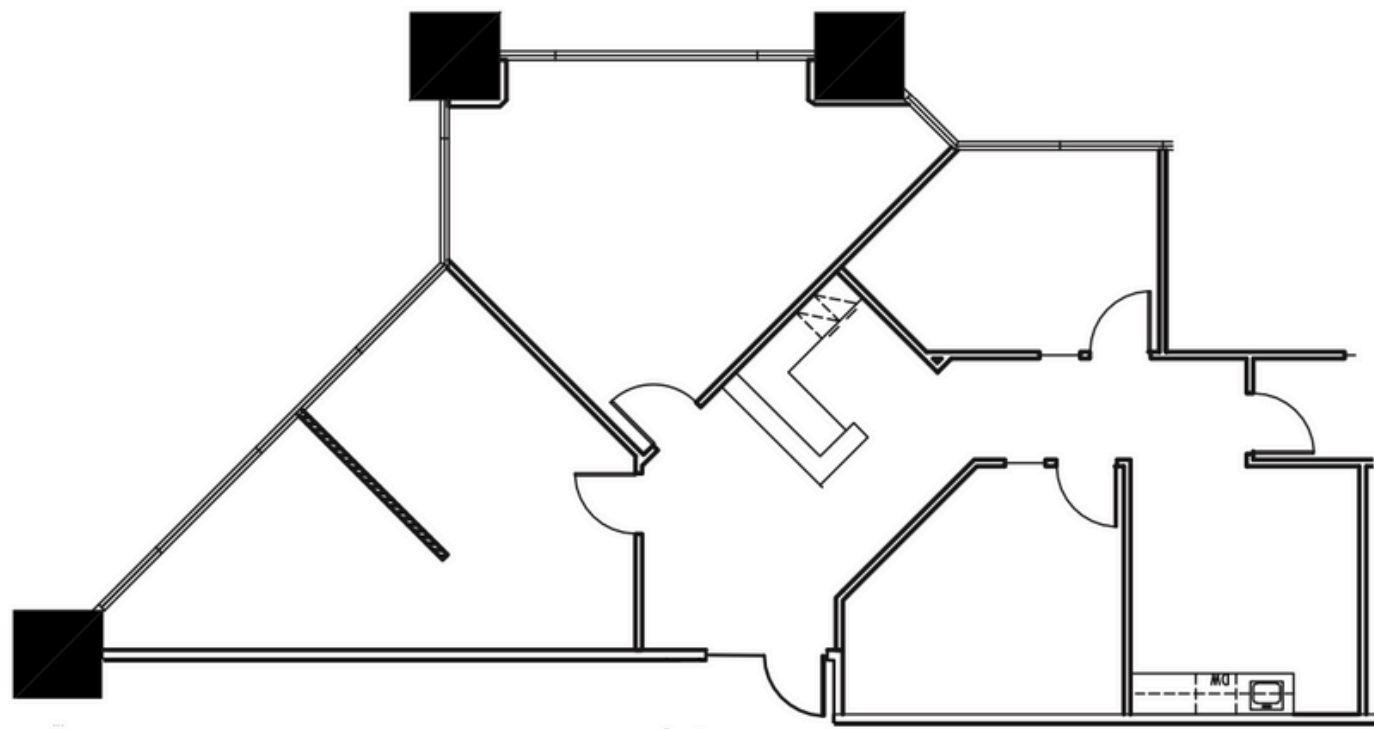
Suite	Square Feet	Rent/PSF	Layout
1600	4,126 RSF	\$8 PSF FSG	~7–9 private offices High-floor presence
1620	7,612 RSF	\$20 PSF FSG	~15–18 private offices + Conference Room High-floor anchor opportunity
1700A	5,728 RSF	\$29 PSF FSG	~9–12 private offices Top-floor executive-style suite
1700B	4,234 RSF	\$29 PSF FSG	~7–9 private offices Flexible top-floor configuration



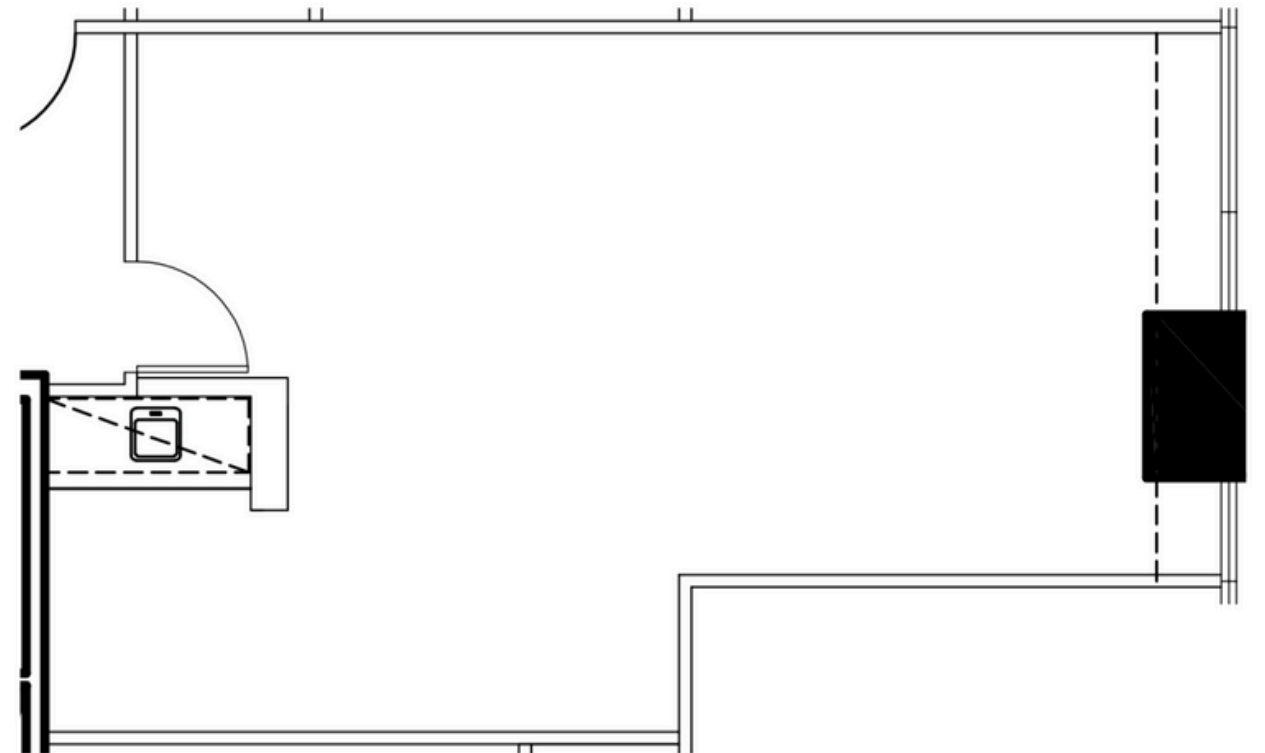
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BUILDING FLOOR PLANS

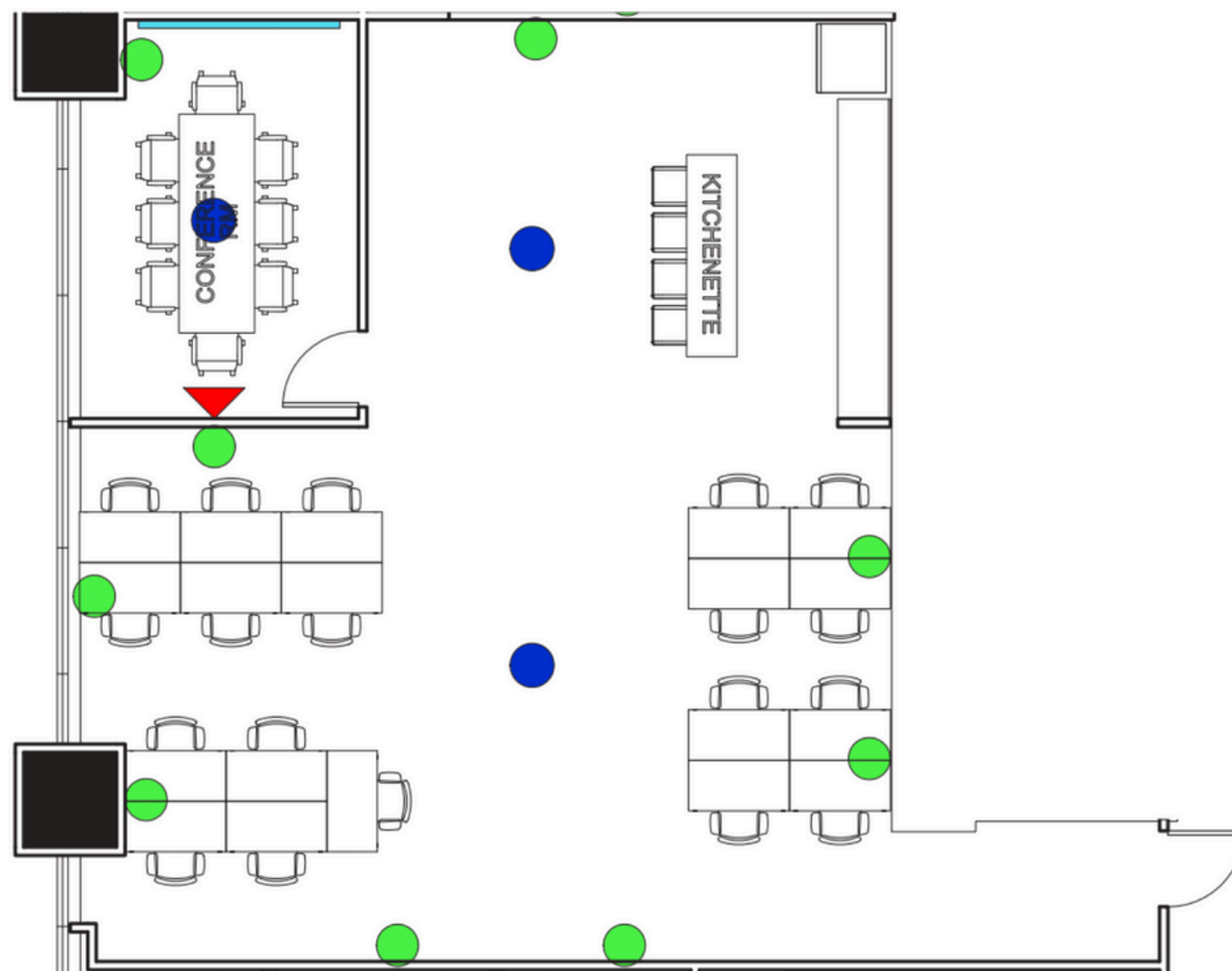
SUITE 300 - 1,626 RSF



SUITE 1205 - 626 RSF

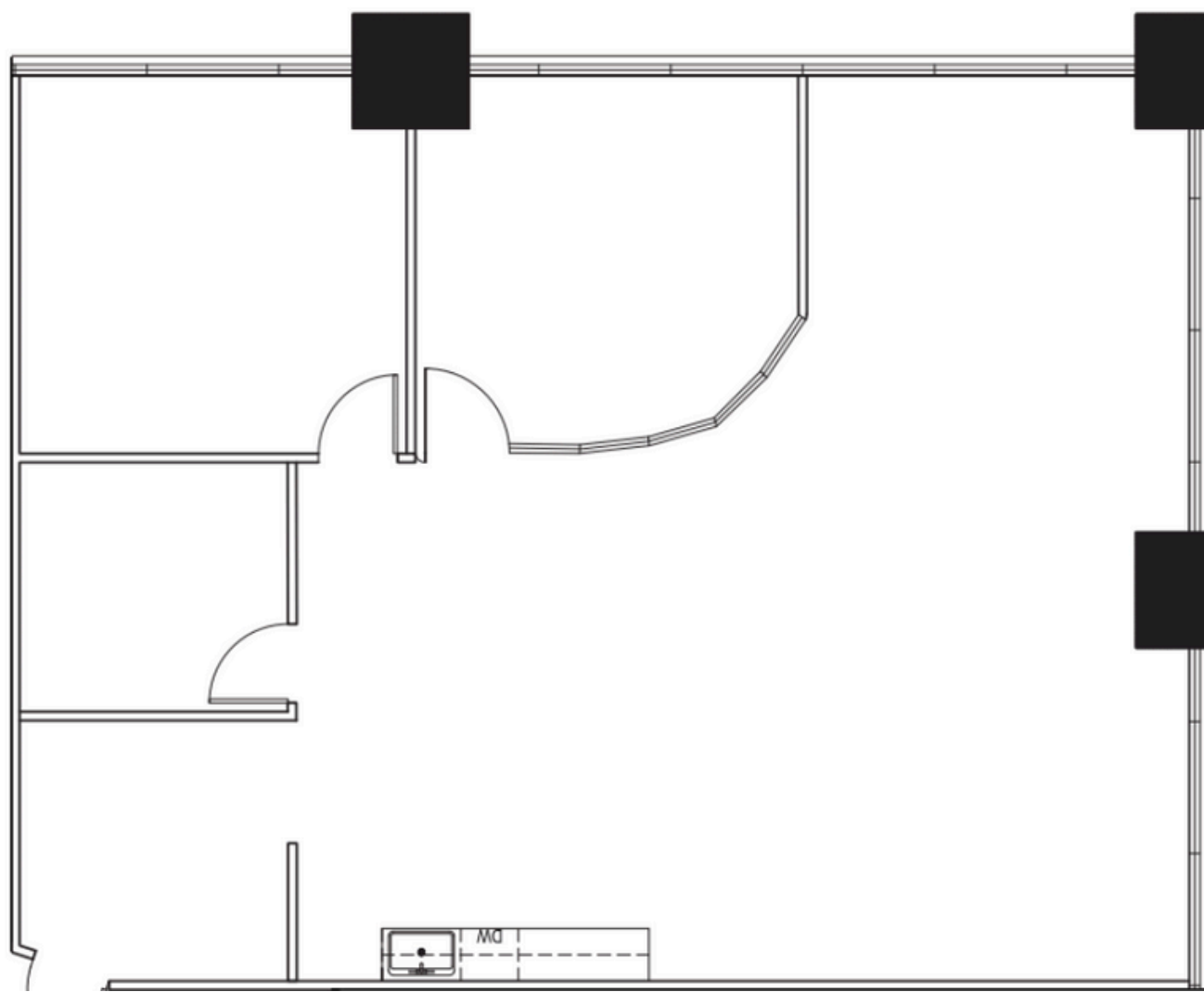


SUITE 1500C - 1,516 RSF

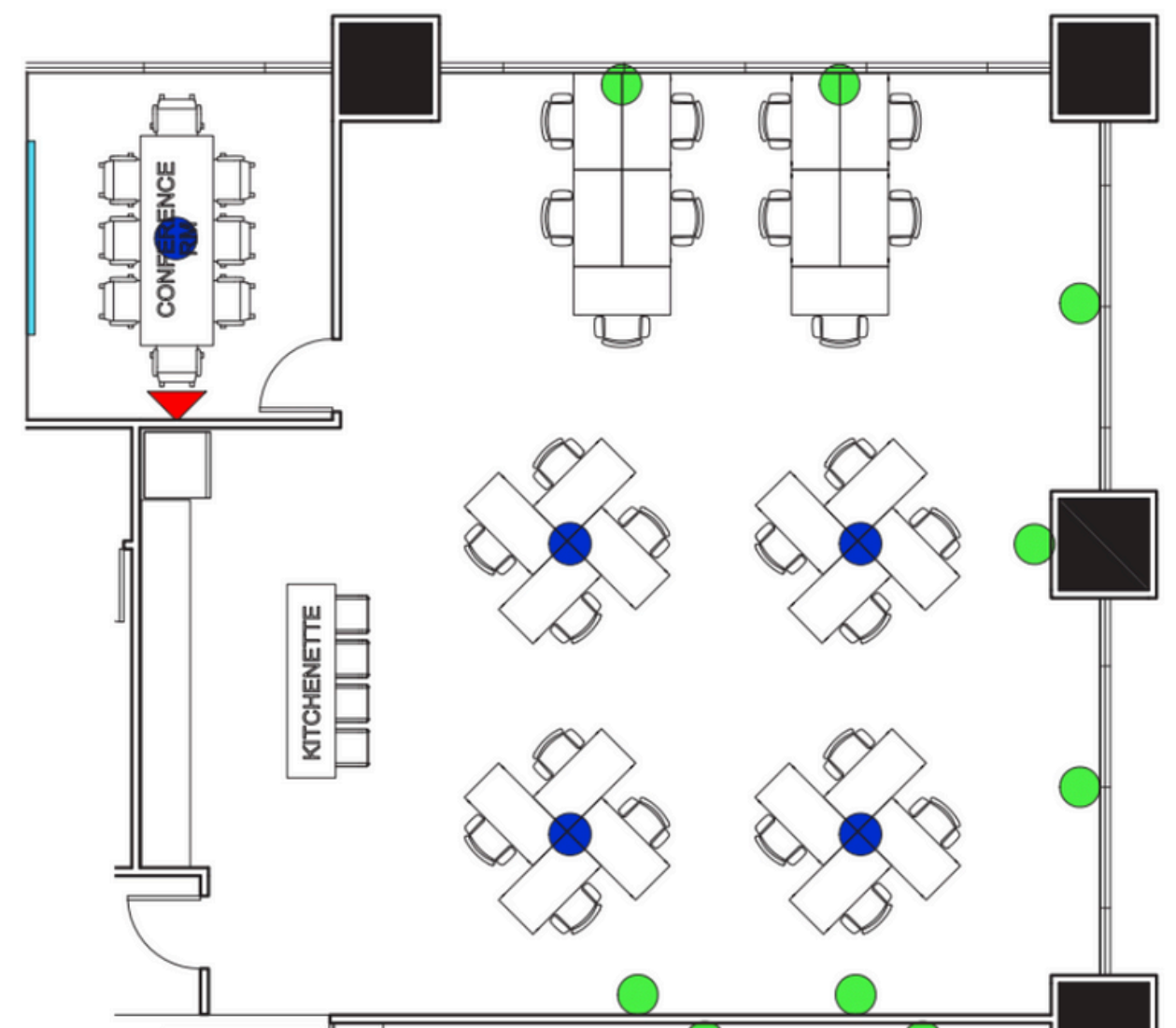


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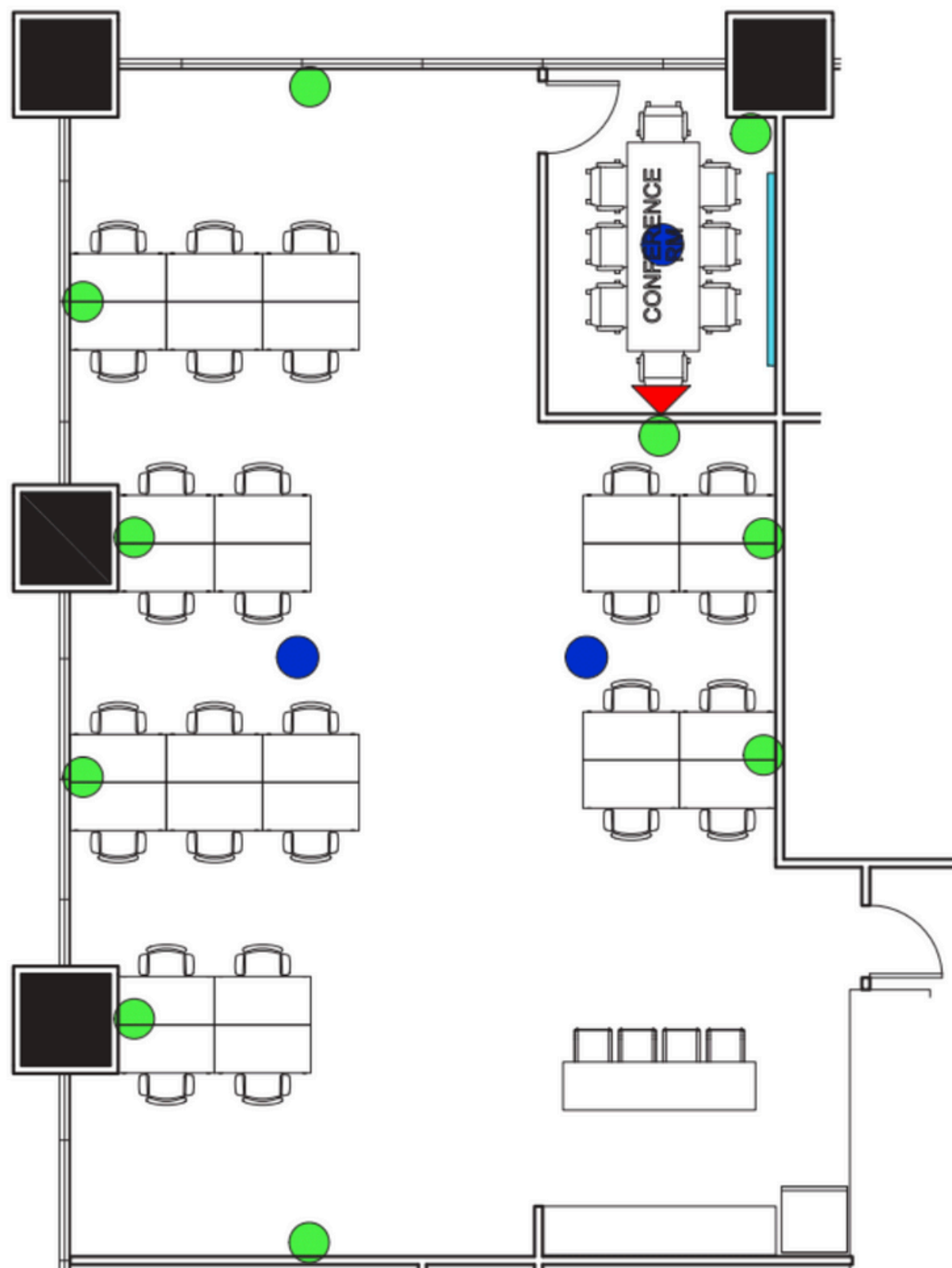
SUITE 1125 - 1,848 RSF



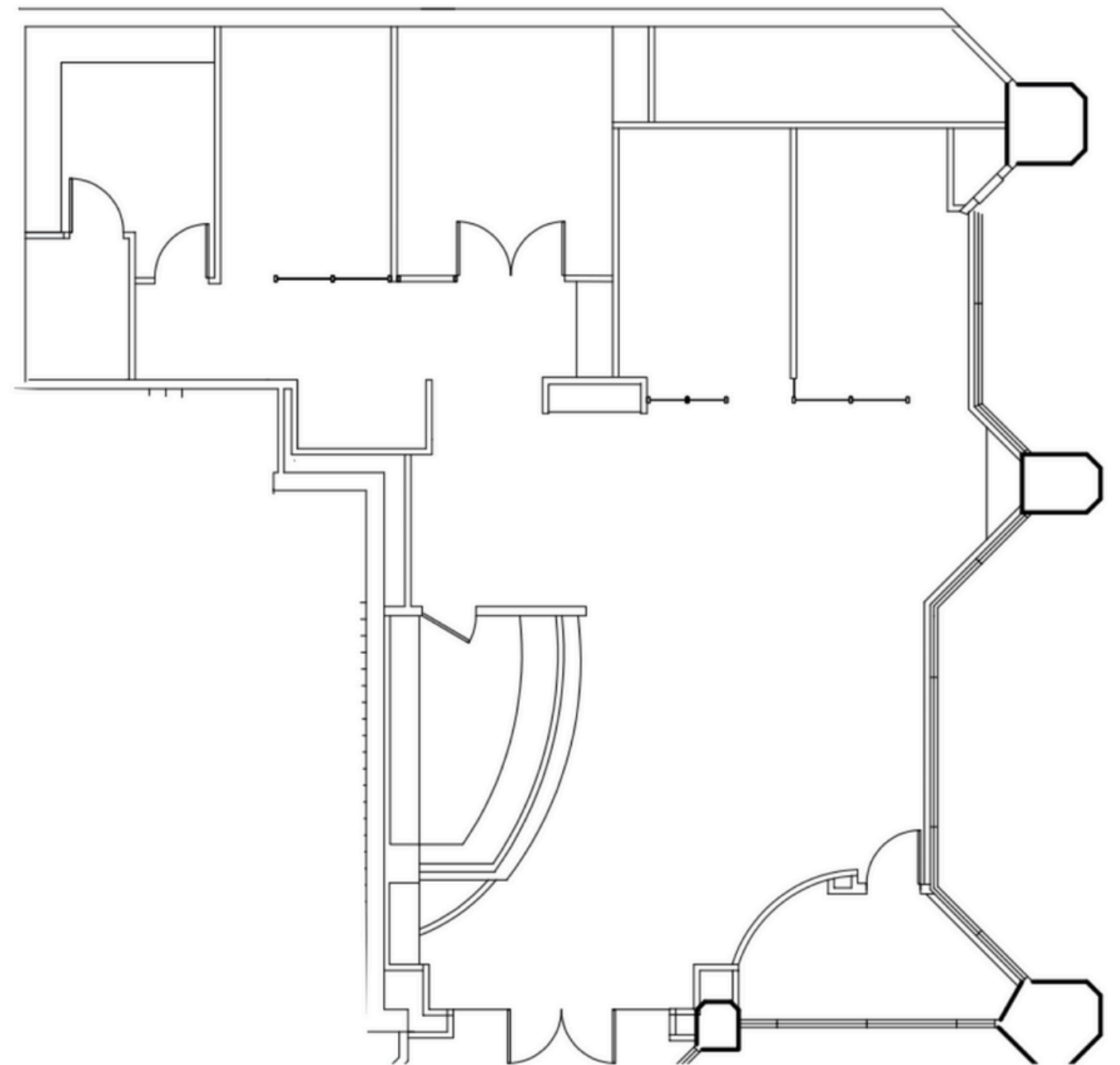
SUITE 1000C - 1,978 RSF



SUITE 1000A - 1,819 RSF



SUITE 100 - 2,532 RSF



RATE OFFERINGS

Starting Rates + \$.50 bumps per year.