

1801 BROADWAY DENVER, CO 80202

OFFICE SUITES FOR LEASE

TRINITY PLACE - UNDER NEW OWNERSHIP!

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.

BEST VALUE DOWNTOWN!

- 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	

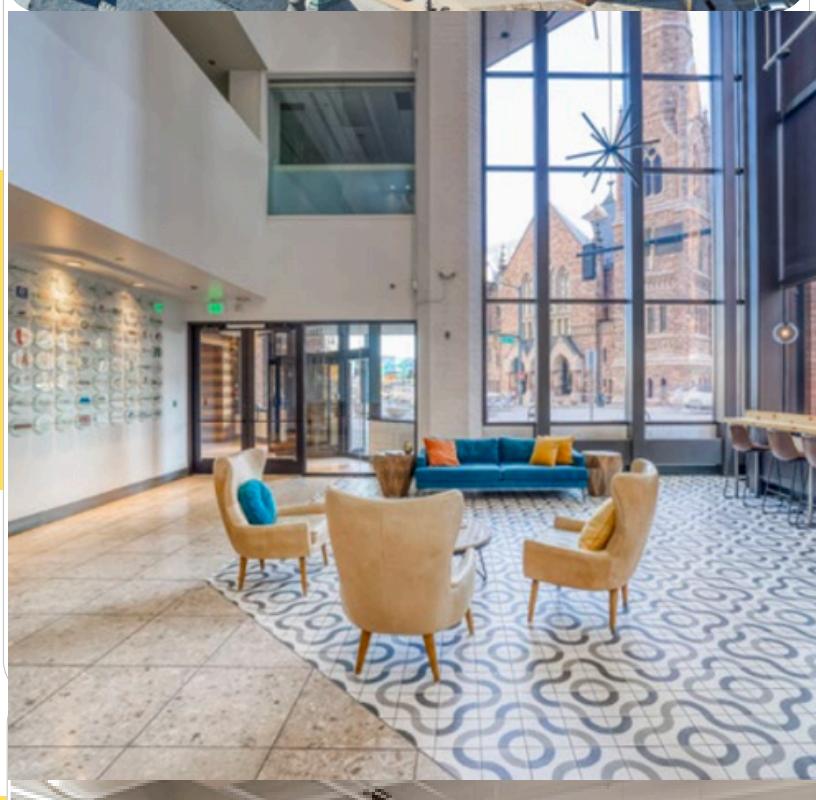
- RATES ARE FULL SERVICE GROSS UNLESS OTHERWISE SPECIFIED
- FINAL RATE DEPENDS UPON AMOUNT OF IMPROVEMENTS OR ALLOWANCE REQUIRED BY TENANTS
- TENANT IMPROVEMENT ALLOWANCE IS AVAILABLE FOR QUALIFIED TENANTS
- SQUARE FOOTAGE OF MULTI-TENANT SUITES ACCOUNTS FOR COMMON AREA FACTOR



*Peak Performance
in Every Deal.*

Leasing Team
(720) 230-3138

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	

- 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 COMMON AREA FACTOR



*Peak Performance
in Every Deal.*

Leasing Team
(720) 230-3138

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	

- 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 COMMON AREA FACTOR



*Peak Performance
in Every Deal.*

Leasing Team
(720) 230-3138

AVAILABLE SUITES

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	

- 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 COMMON AREA FACTOR

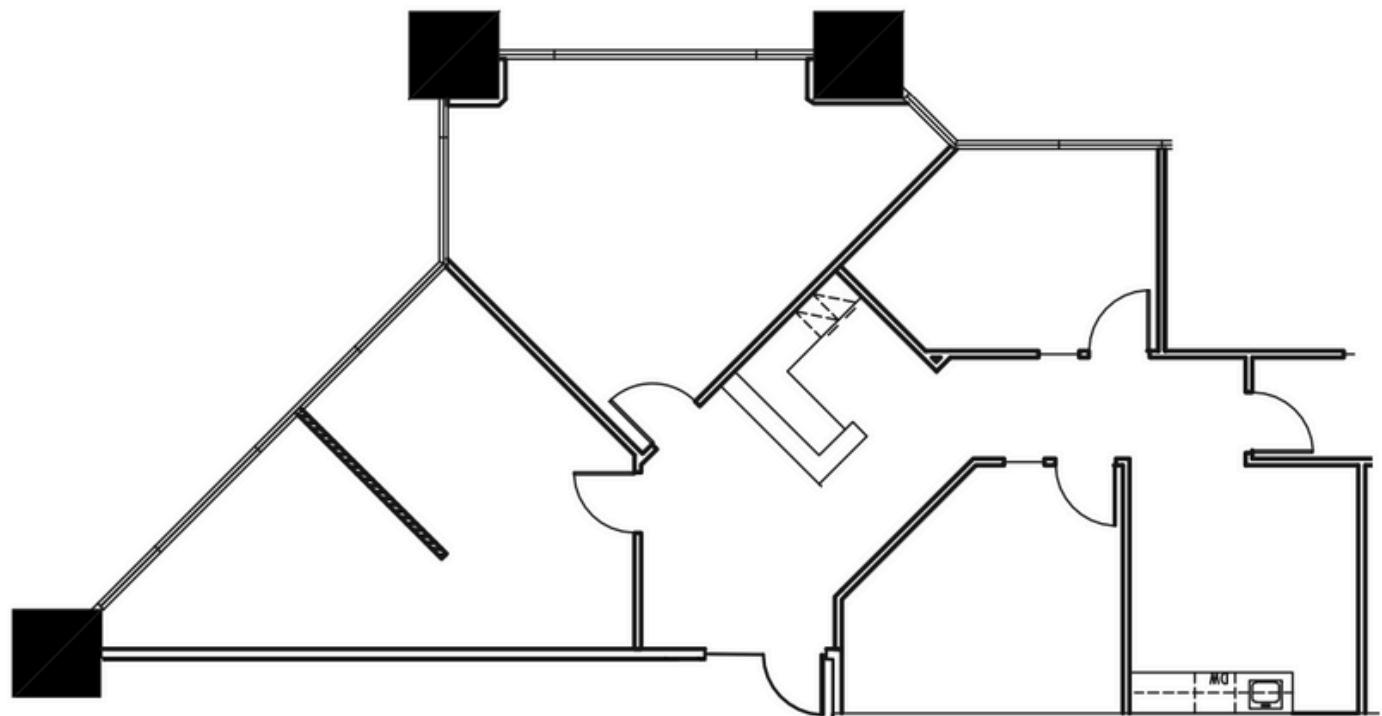


*Peak Performance
in Every Deal.*

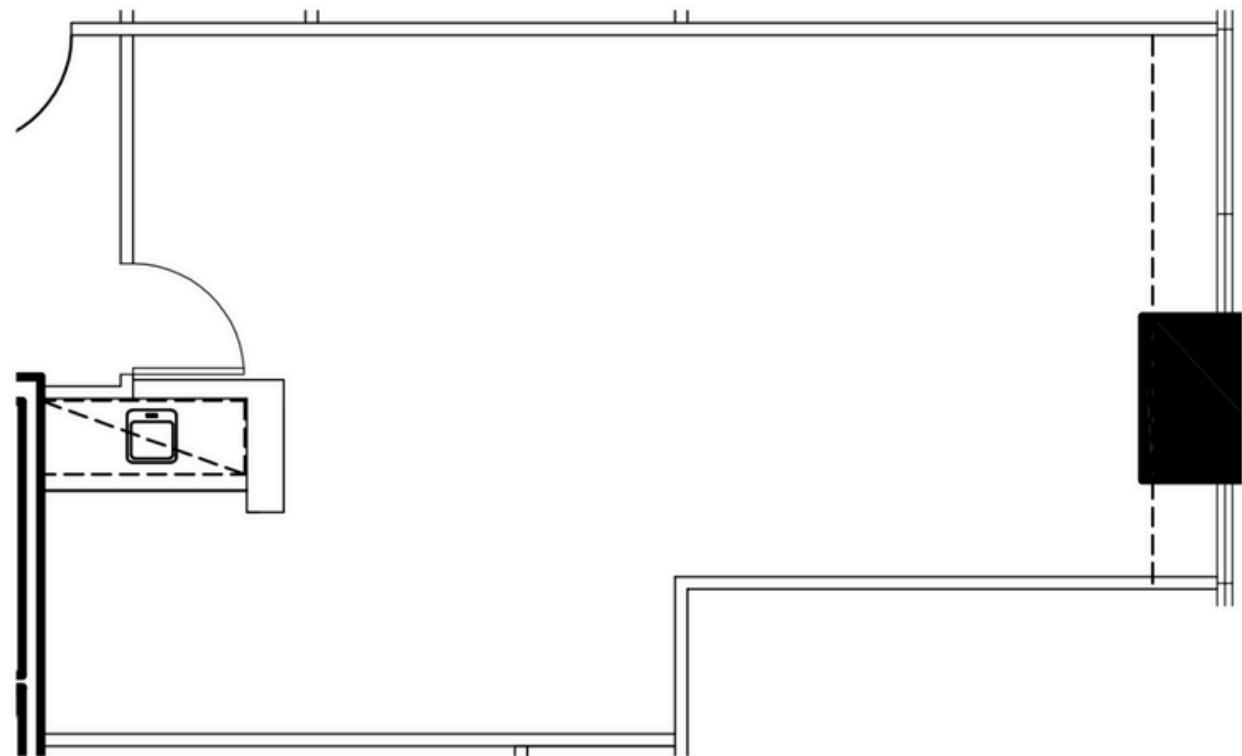
Leasing Team
(720) 230-3138

BUILDING FLOOR PLANS

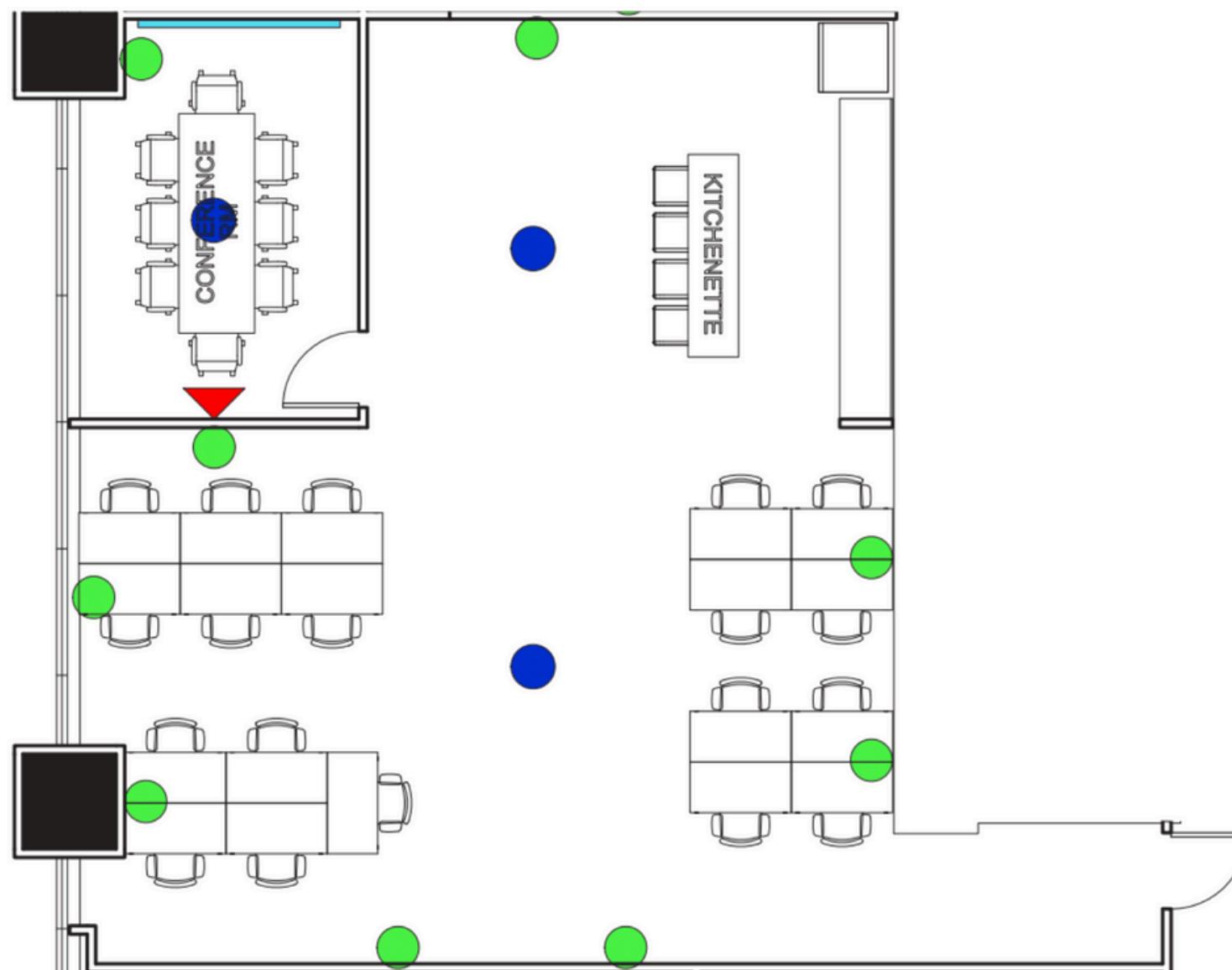
SUITE 300 - 1,626 RSF



SUITE 1205 - 626 RSF

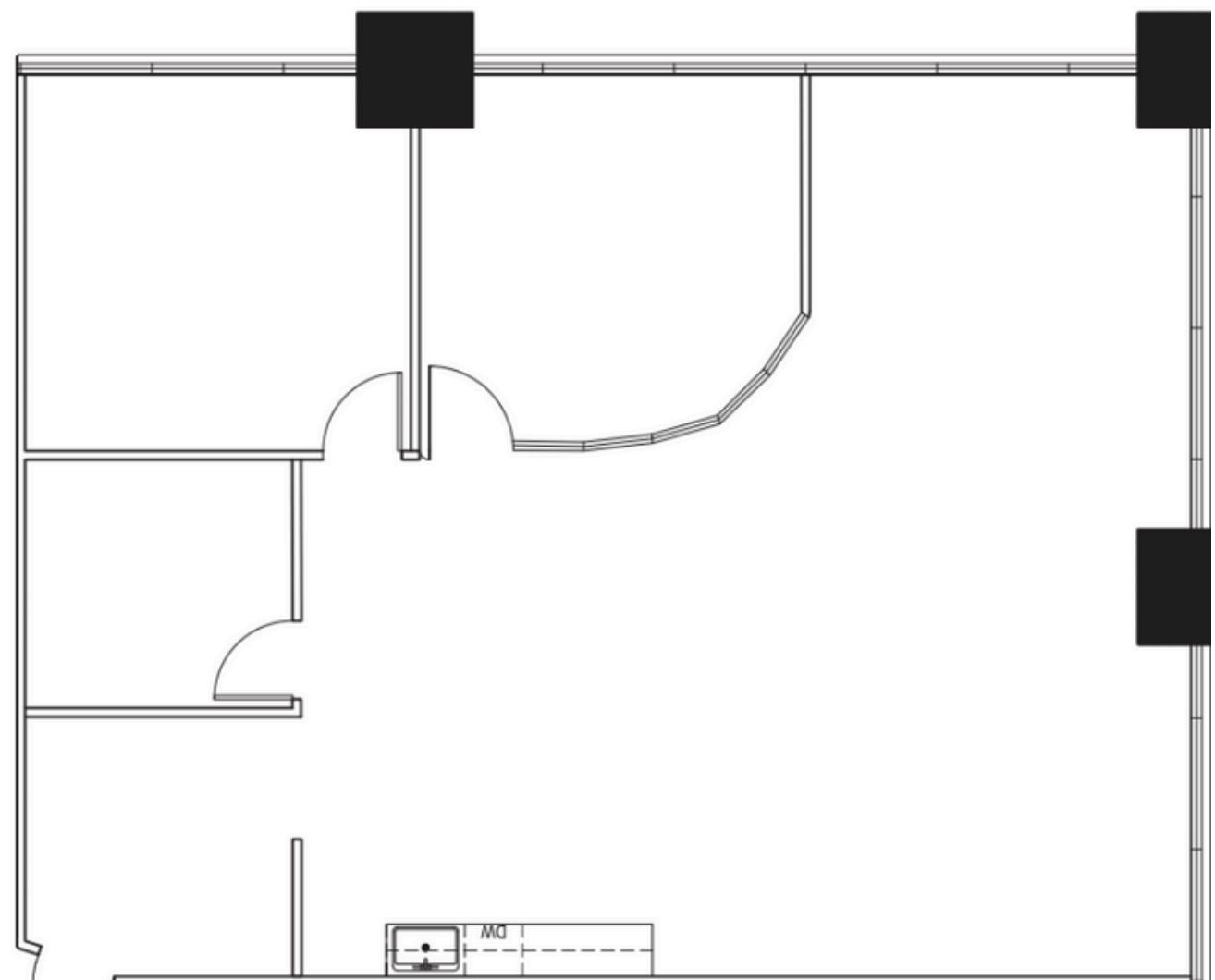


SUITE 1500C - 1,516 RSF

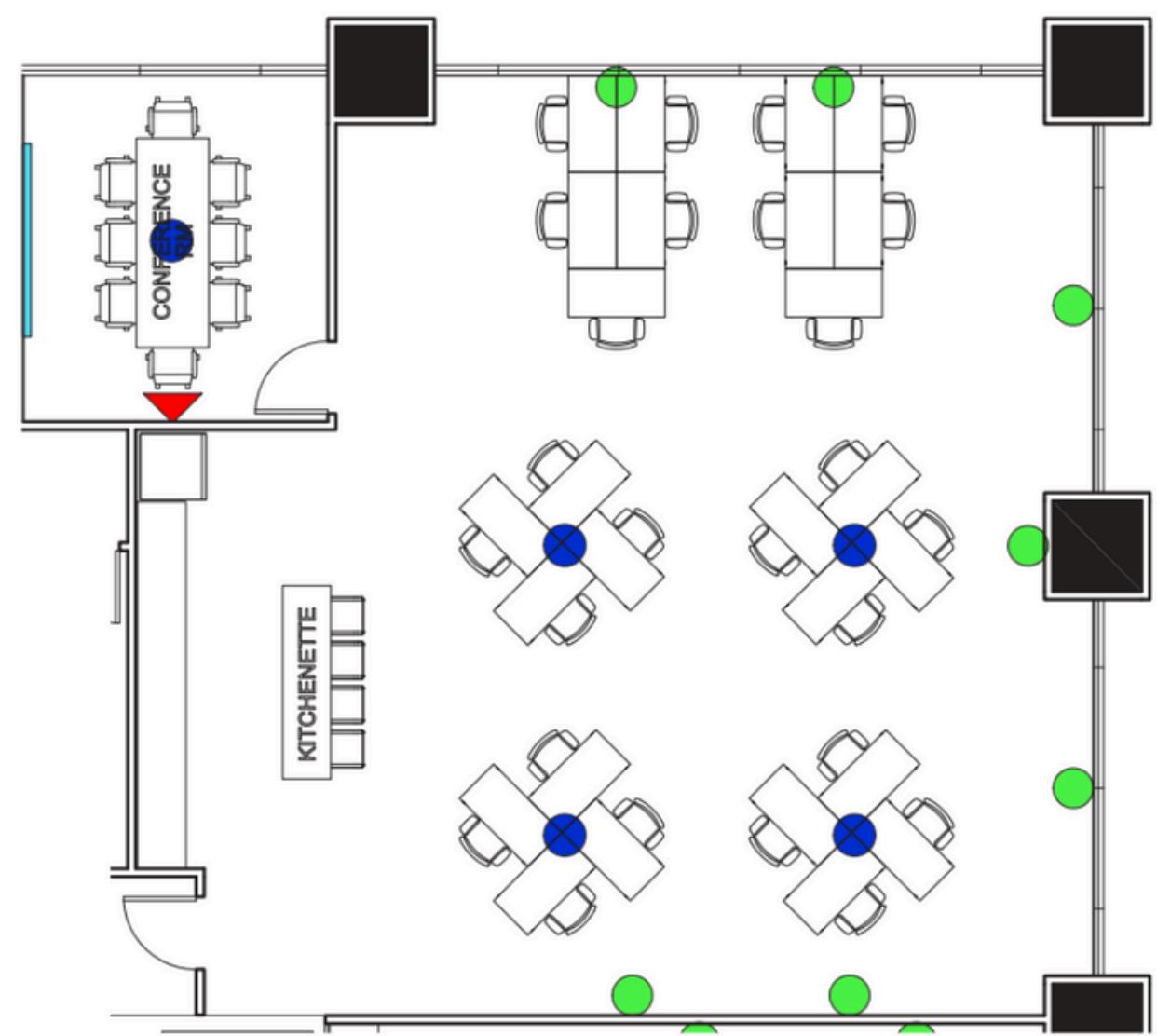


BUILDING FLOOR PLANS

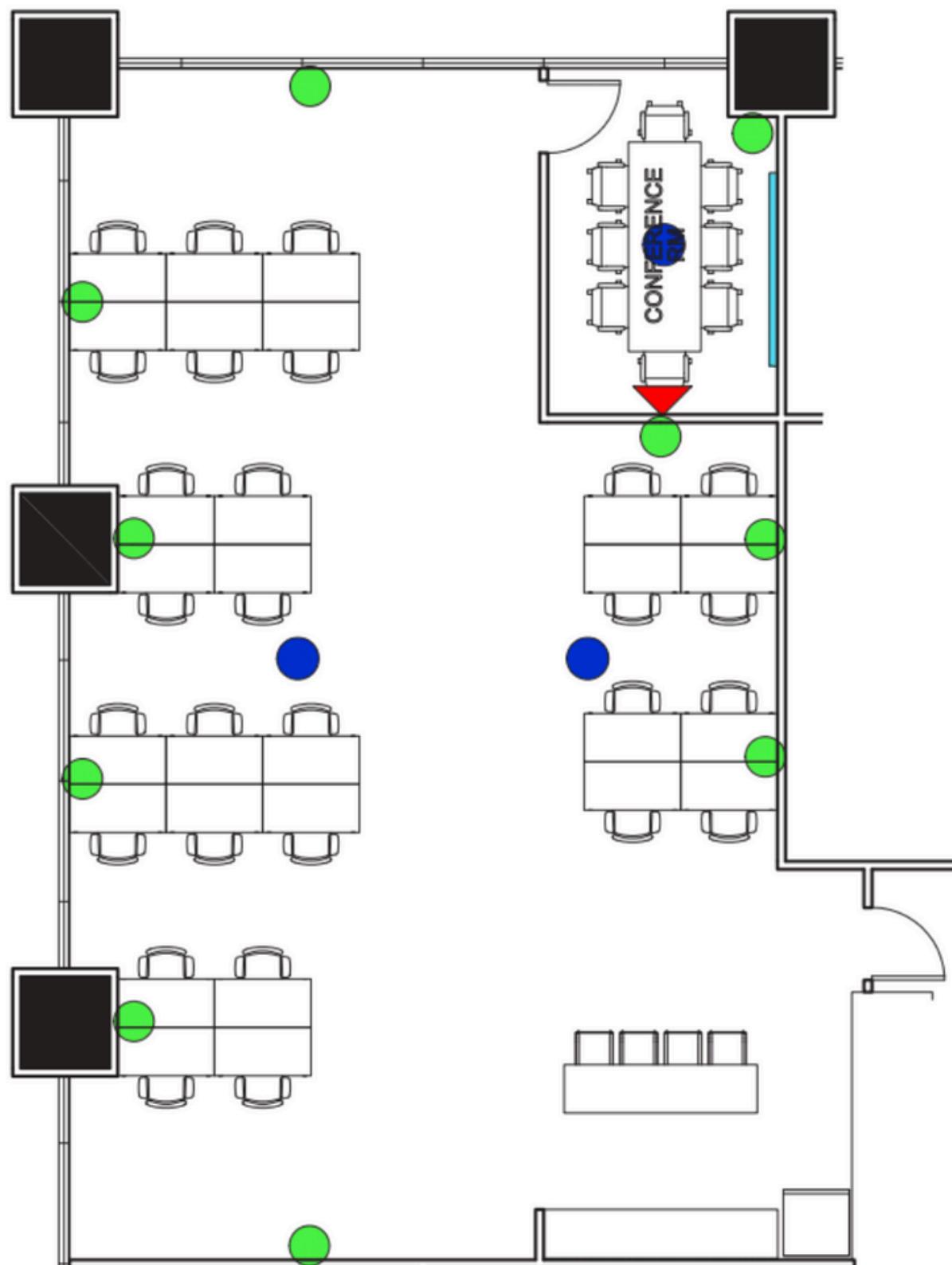
SUITE 1125 - 1,848 RSF



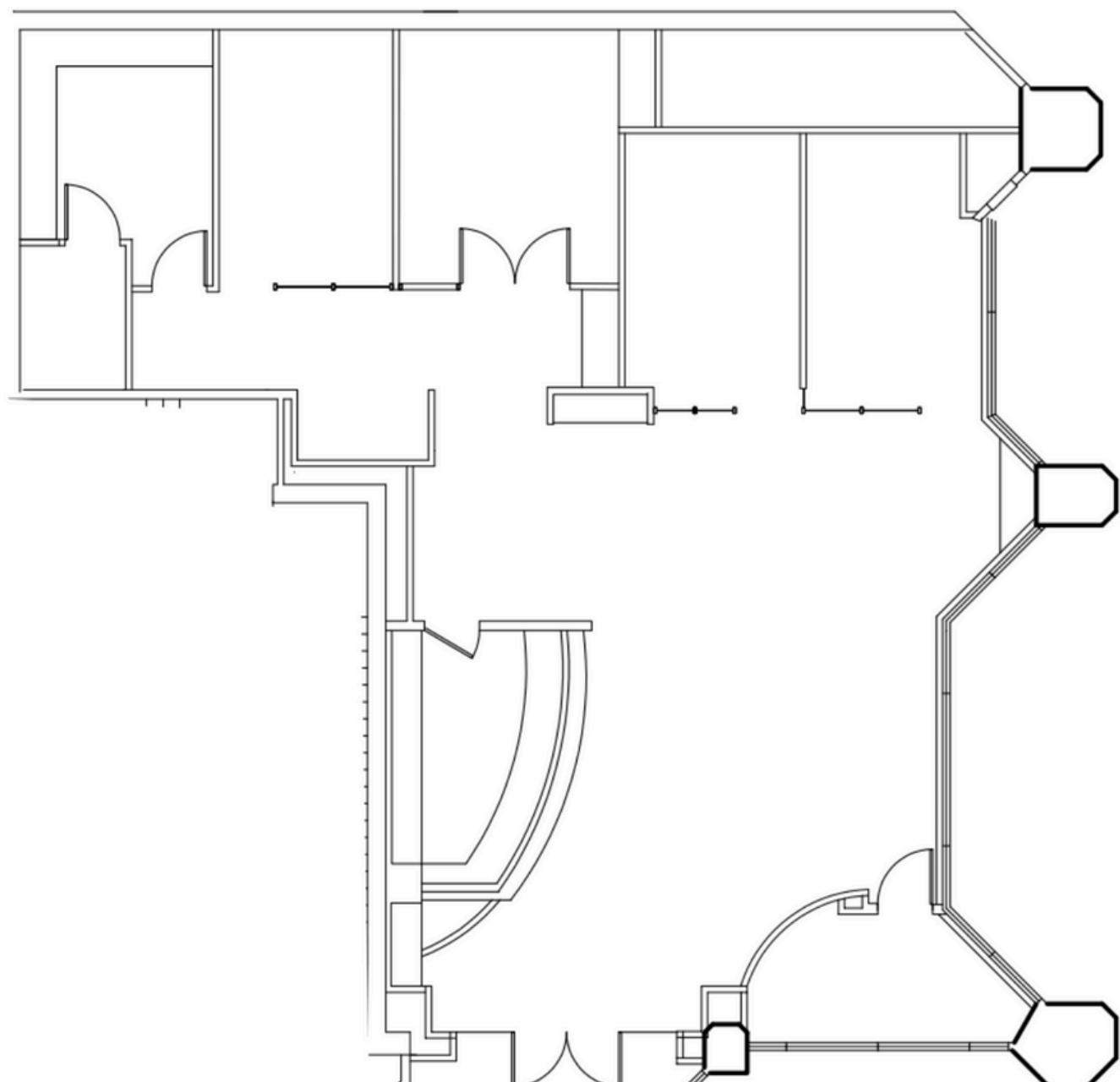
SUITE 1000C - 1,978 RSF



SUITE 1000A - 1,819 RSF



SUITE 100 - 2,532 RSF



RATE OFFERINGS

Starting Rates + \$.50 bumps per year.