

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

FOR LEASE

Space Summary

15 E Iowa Ave offers a rare South Broadway leasing opportunity at a highly visible, well-lit, hard-corner— a location exposed to over 32,000 vehicles per day. This mixed-use building features white-box renovations completed in 2025, exposed 12-foot ceilings, and flexible suite configurations with additional basement storage, creating a dynamic environment ready for tenant customization. The property's high-exposure location makes it ideal for a wide range of users, from boutique retail and wellness studios to co-working concepts, art galleries, and showroom tenants.

LEVEL 1 AVAILABLE: 1592 & 1594 S BROADWAY,
17 E IOWA

LEVEL 2 AVAILABLE: 15 E IOWA EAST & WEST

SUITE SIZES: ~986-3,392 SF

SPACE USE: RETAIL / OFFICE

LEASE RATE: \$15-26/SF/YR

LEASE TERM: NEGOTIABLE

YEAR BUILT: 1920

CONSTRUCTION: BRICK

PARKING TYPE: STREET

Available Now: 5 Units in Platt Park

15 E IOWA AVENUE
DENVER, CO 80210



~986-3,392 SF

6 SPACES

NNN

LEASE

32,000+

VEHICLES A DAY

IMMEDIATELY

AVAILABLE





15 E IOWA AVE DENVER, CO 80210

Property Highlights

Corner Lot Visibility – Highly visible, lighted hard corner location at South Broadway and East Iowa Ave with 32,000+ vehicles per day

Vanilla Shell Renovations in 2024 /2025
– Updated interiors and systems provide a blank slate for tenant buildouts or owner/user customization

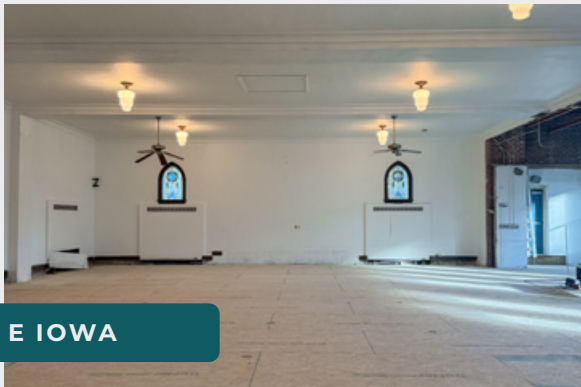
Large Configurable Suites – Units range from ~900 SF to over 3,392 SF

Exposed Ceilings & Open Shell Finish – Providing an industrial aesthetic and flexibility for custom buildouts

Separate Entrances for Suites – Multiple entries provide privacy and flexibility for different users or tenants

Natural Light – Large windows and corner lot position maximize daylight exposure to the upper levels

Basement Access & Storage – Added tenant square footage for storage or auxiliary use beneath ground level suites



15 E IOWA



17 E IOWA



1592 S BROADWAY

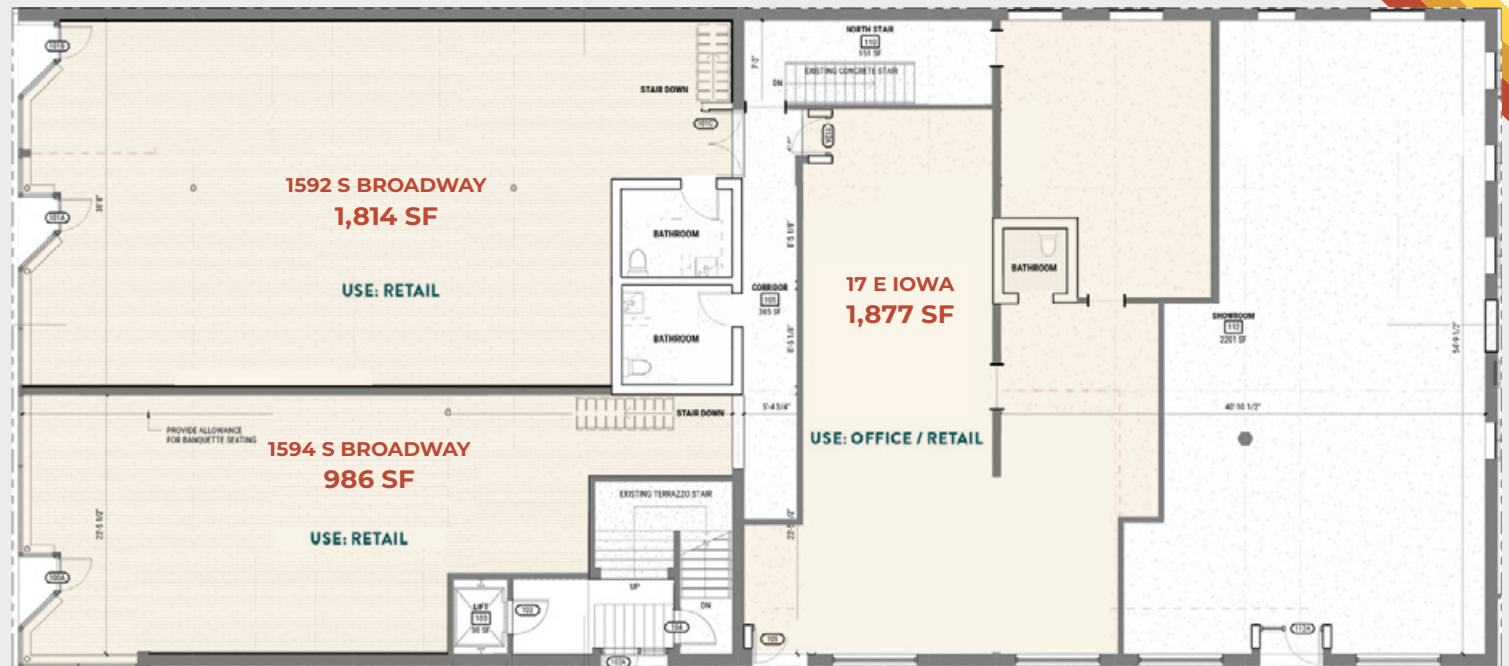


1594 S BROADWAY

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FLOOR PLAN & PHOTOS

LEVEL 1

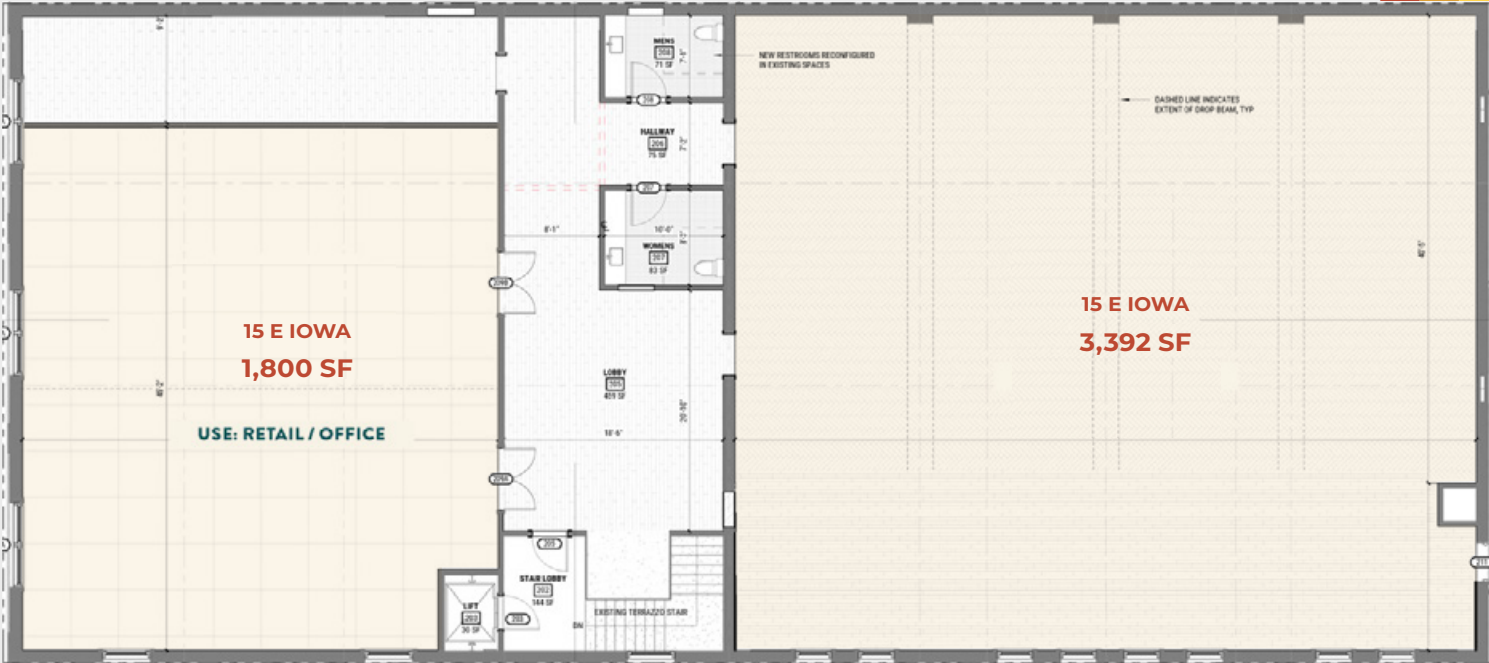


SPACE	USF	ALLOCATION	RSF	BASE RATE	NNN RATE	MO. RENT
1594 S BROADWAY	986	15.96%	1,131	\$26.00	\$6.00	\$3,016
1592 S BROADWAY	1,814	29.37%	2,081	\$22.00	\$6.00	\$4,856
17 E IOWA	1,877	30.39%	2,153	\$22.00	\$6.00	\$5,024
RESIDENTIAL SUITE	1,500	24.28%	1,721	\$22.00	\$6.00	\$4,015
COMMON AREA	909					
TTL LEVEL ONE	7,086					



FLOOR PLAN
& PHOTOS

LEVEL 2



SPACE	USF	ALLOCATION	RSF	BASE RATE	NNN RATE	MO. RENT
SUITE - LEASED	360	6.48%	459	\$15.00	\$6.00	\$804
WEST SUITE	1,800	32.42%	2,297	\$15.00	\$6.00	\$4,020
EAST SUITE	3,392	61.10%	4,329	\$15.00	\$6.00	\$7,576
COMMON AREA	1,534					
TTL LEVEL TWO	7,086					



	1 MILE	2 MILES	3 MILES
2024 TOTAL POPULATION	15,392	73,796	177,575
# OF HOUSEHOLD	7,196	32,385	80,696
AVG HOUSEHOLD INCOME	\$112,194	\$93,825	\$82,186

Location Highlights

- Prime South Broadway Corridor – Situated in one of Denver’s most walkable commercial corridors, home to shops, bars, art galleries, and venues
- Transit-Oriented Location – Walkable access to RTD bus routes and light rail stations, enhancing connectivity throughout metro Denver
- Strong Demographics – Located between Downtown Denver, Cherry Creek, and the Denver Tech Center – Three of the city’s strongest employment and lifestyle hubs
- Historic & Vibrant Submarket – The South Broadway area is a destination for entertainment and culture with historic architecture and events

PLATT PARK AREA OVERVIEW

RANKED #7 DENVER’S BEST NEIGHBORHOODS 2024

Not quite four miles south of downtown lies the charm-filled hamlet of Platt Park. Residents can easily bike, cab, or take the light rail (Louisiana Ave & Pearl St) into the city proper, but visit on a sunny summer weekend, and you’ll find yourself wondering why anyone would ever want to. Boasting Old South Pearl Street, a shopping and dining district full of unique boutiques and top-tier city eats, a border on Antique Row on South Broadway, and plenty of



WALK SCORE

85



BIKE SCORE

84



TRANSIT SCORE

57

professional services, the area has just about everything an urban dweller could desire (walk score: 85), with the advantage of quieter streets with sizeable backyards. Mostly single-family homes dot treelined streets—primarily older homes that have been updated and/or added onto, although some newer, modern architecture can be found. While grand dame Washington Park is conveniently situated less than a mile away, the almost-four-acre James H. Platt Park is a gem in itself, with a well-kept playground that the many children in the neighborhood’s 3,000 households enjoy year-round.



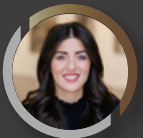
Traffic Counts

Collection Street	Cross Street	Vehicles/Day
E Iowa Ave	S Lincoln St E	3,365
E Iowa Ave	S Lincoln St W	4,042
Iowa Ave	S Lincoln St W	4,052
W Iowa Ave	S Broadway E	8,029
S Broadway	W Iowa Ave N	28,616
W Iowa Ave	S Broadway E	7,935
W Iowa Ave	S Acoma St E	6,030
S Grant St	W Iowa Ave S	393
E Florida Ave	S Grant St E	484
E Florida Ave	S Grant St E	482



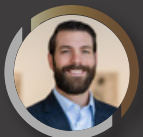
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KAUFMAN HAGAN

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.

