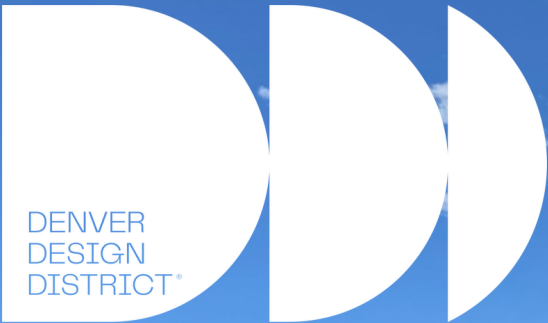




DENVER
DESIGN
DISTRICT®

NOW LEASING
SHOWROOM/RETAIL/OFFICE
21,859 SF



601 S. Broadway, Suite L
DENVER, COLORADO 80209

MONTANA RAE, LISTING BROKER
Principal | Montana@Curated-CRE.com | 970.572.4808

CURATED

— COMMERCIAL REAL ESTATE —

601 S. Broadway, Suite L offers 21,859 SF of highly improved showroom, retail, or office space in a prominent corner location within the Denver Design District.

The split-level suite combines expansive open areas with private offices, meeting space, restrooms, and a kitchenette, offering a flexible existing layout for showroom, office, or hybrid use.

Extensive frontage along Center Avenue, mountain views, abundant natural light, and prominent exterior signage give the space a strong identity within the District.

Ownership plans to refresh the existing finishes and will consider tenant improvements for qualified users.

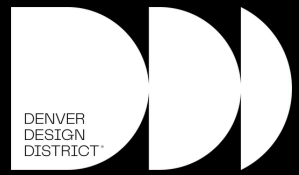
Type	Showroom/Retail/Office
Space Size	21,859 Sf
Lease Rate	\$22/SF/YR
NNN Estimate	\$14.27/SF
Availability	Summer 2027
Configuration	Split Level



Listing Highlights

- Second-generation showroom, retail, or office space
- Prominent corner location along Center Avenue
- Mountain views and abundant natural light
- Existing private offices, meeting space, restrooms, and kitchenette
- Outstanding exterior signage opportunity
- Ownership-planned finish refresh with TI available for qualified users

Prominent Corner Position | 601 S. Broadway, Suite L

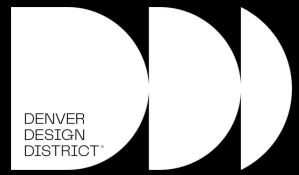


Suite L occupies a prominent corner within the Denver Design District, with substantial frontage along Center Avenue, abundant windows, and multiple opportunities for exterior signage.

The location offers strong visibility within the campus while remaining immediately accessible to the District's parking and pedestrian network.



Flexible Showroom/Office Interiors | 601 S. Broadway, Suite L



The split-level layout offers a versatile mix of open showroom, retail, or workspace, private offices, meeting areas, and support space.

The upper level benefits from abundant natural light and mountain views, while the garden level provides additional flexible space for showroom, collaborative, training, or office uses.



Upper level open showroom/workspace



Upper level office and meeting areas

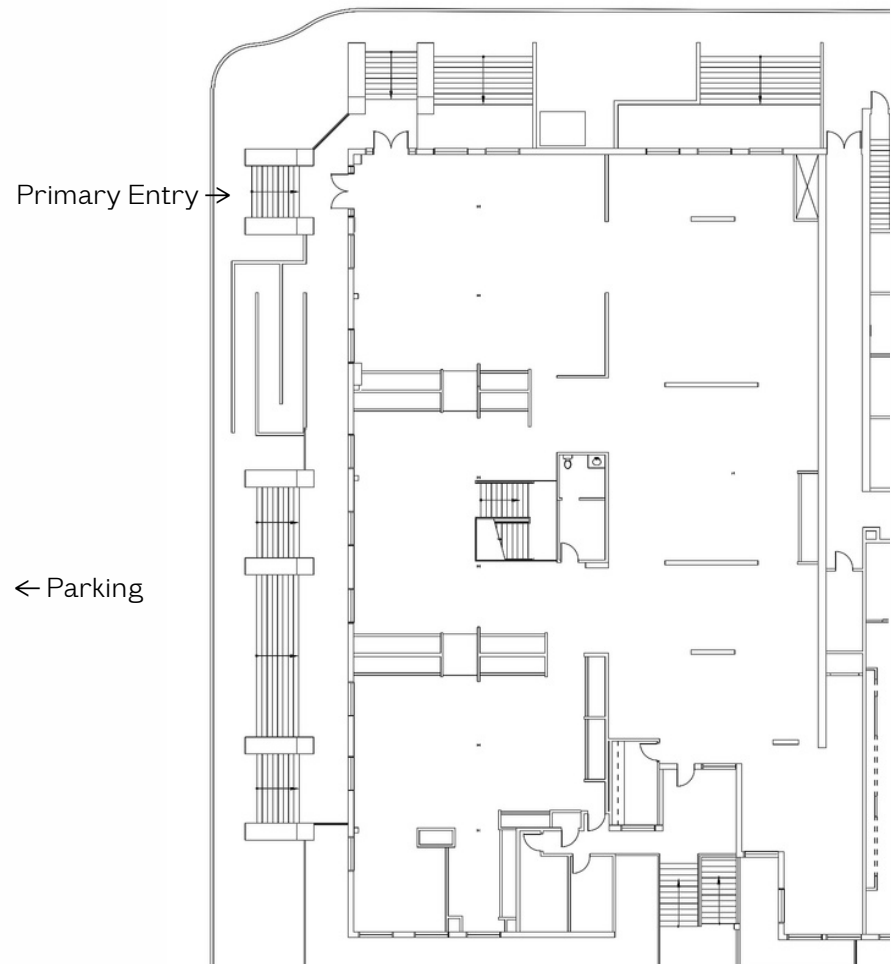


Garden level showroom/workspace



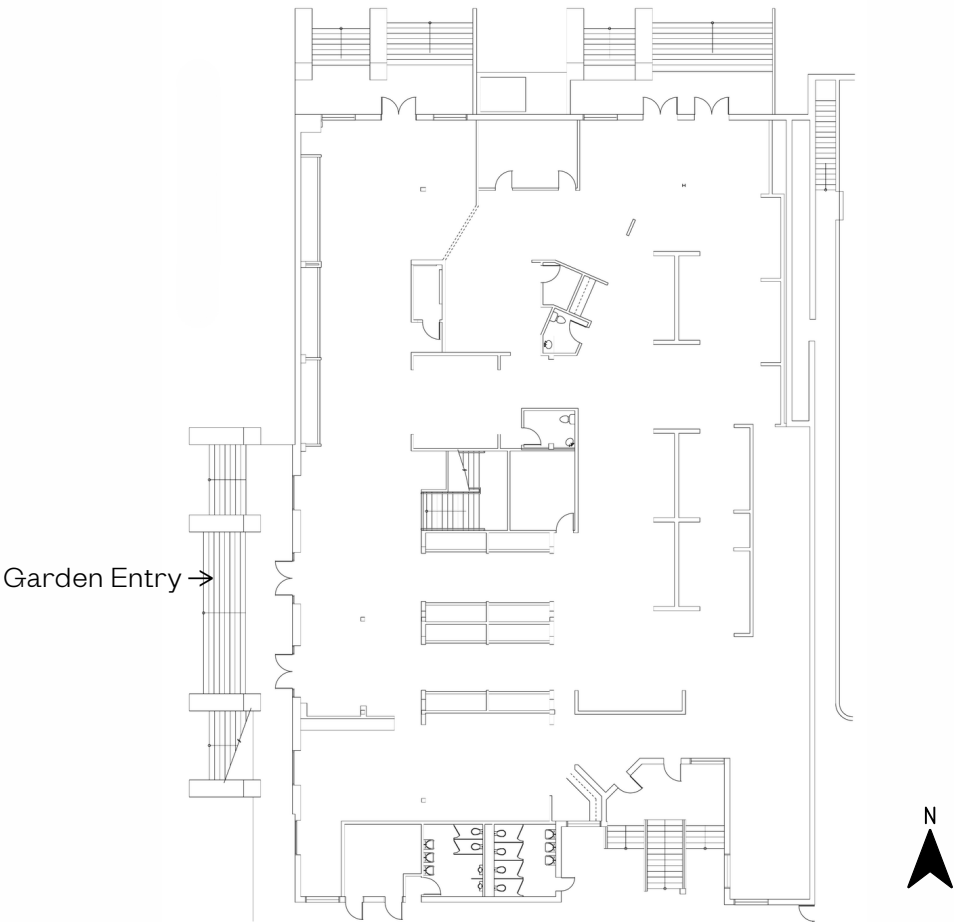
Garden level flexible interior

Center Avenue



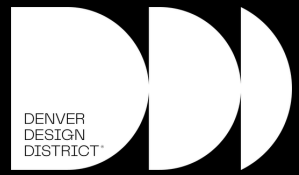
Upper Level Floor Plan

Center Avenue



Garden Level Floor Plan

Discover the New Era of the Denver Design District

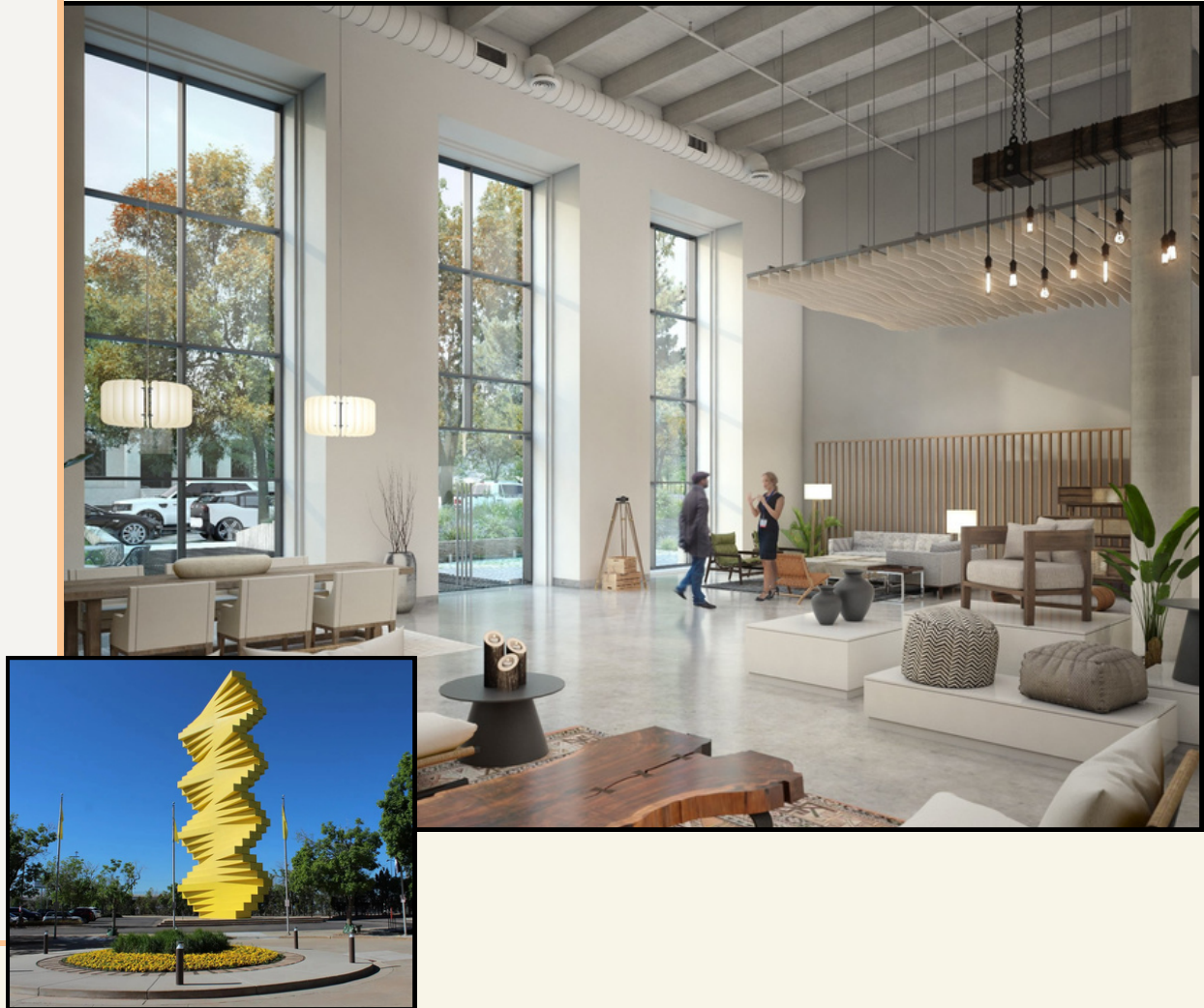


Turn off Broadway onto Center Avenue, and the city falls away. Mature trees line the approach. The Articulated Wall sculpture acts as a beacon, instantly recognizable to anyone who knows Denver.

This is the Denver Design District. Two miles south of downtown, at the convergence of I-25 and Broadway, it is home to the largest concentration of design showrooms in the Rocky Mountain West.

The District is entering a new era, building on its established showroom community with an expanding mix of art, dining, wellness, and public-facing retail.

The result is a destination that serves both the design trade and a broader audience of design-conscious consumers.



The Denver Design District is expanding beyond its established showroom base with a growing mix of dining, art, wellness, and public-facing retail.

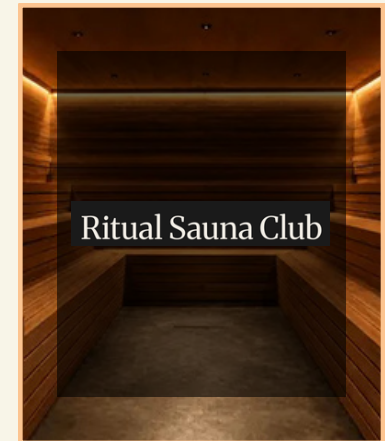
A Tavola is planned as an all-day café, market, and wine shop at 575 S. Broadway, pairing light fare from breakfast through dinner with a selection of more than 300 bottles.

Fascination St. Fine Art spent 30 years in Cherry Creek North before moving to the District in 2026, gaining improved access and free parking while remaining just minutes from its former location.

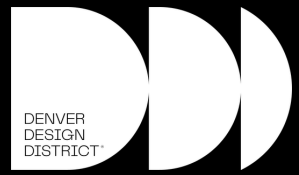
Mother Other, the brick-and-mortar restaurant from the team behind The Easy Vegan, has been a favorite of the press and the public since opening in June 2026. The restaurant serves seasonal vegan fare and cocktails at 675 S Broadway, Suite 300. Read more from Denver Westword.

Rebel Bread opened its doors at the DDD in 2020 as a wholesale bakery serving businesses across the metro. In 2025, it opened a café and baking school alongside its wholesale kitchen, proof of the incubator energy the district offers its tenants. Find them at 675 S Broadway, Suite 600, and read more from Denver7.

Ritual Sauna Club is set to join the retail lineup along Broadway at 545 S Broadway with a social sauna and cold plunge wellness center. Founding memberships are live now at a discounted rate, and you can sign up for the waitlist to stay updated on the launch.



A Built-In Design Audience | Denver Design District

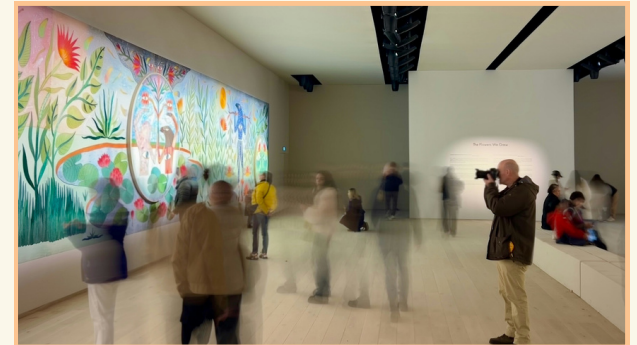
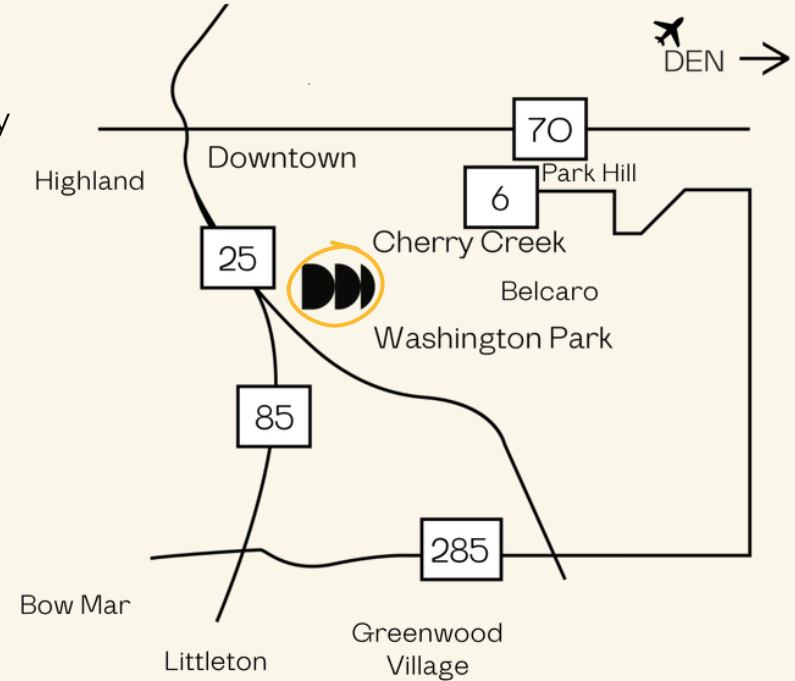


The Denver Design District already draws an established audience of designers, architects, luxury homeowners, and their clients who source furnishings and materials for projects throughout Denver and the Rocky Mountain resort markets, including Aspen and Vail.

That audience values craftsmanship, customization, and exceptional design. As the District expands into art, dining, wellness, and public-facing retail, its established trade base is increasingly complemented by design-conscious consumers.

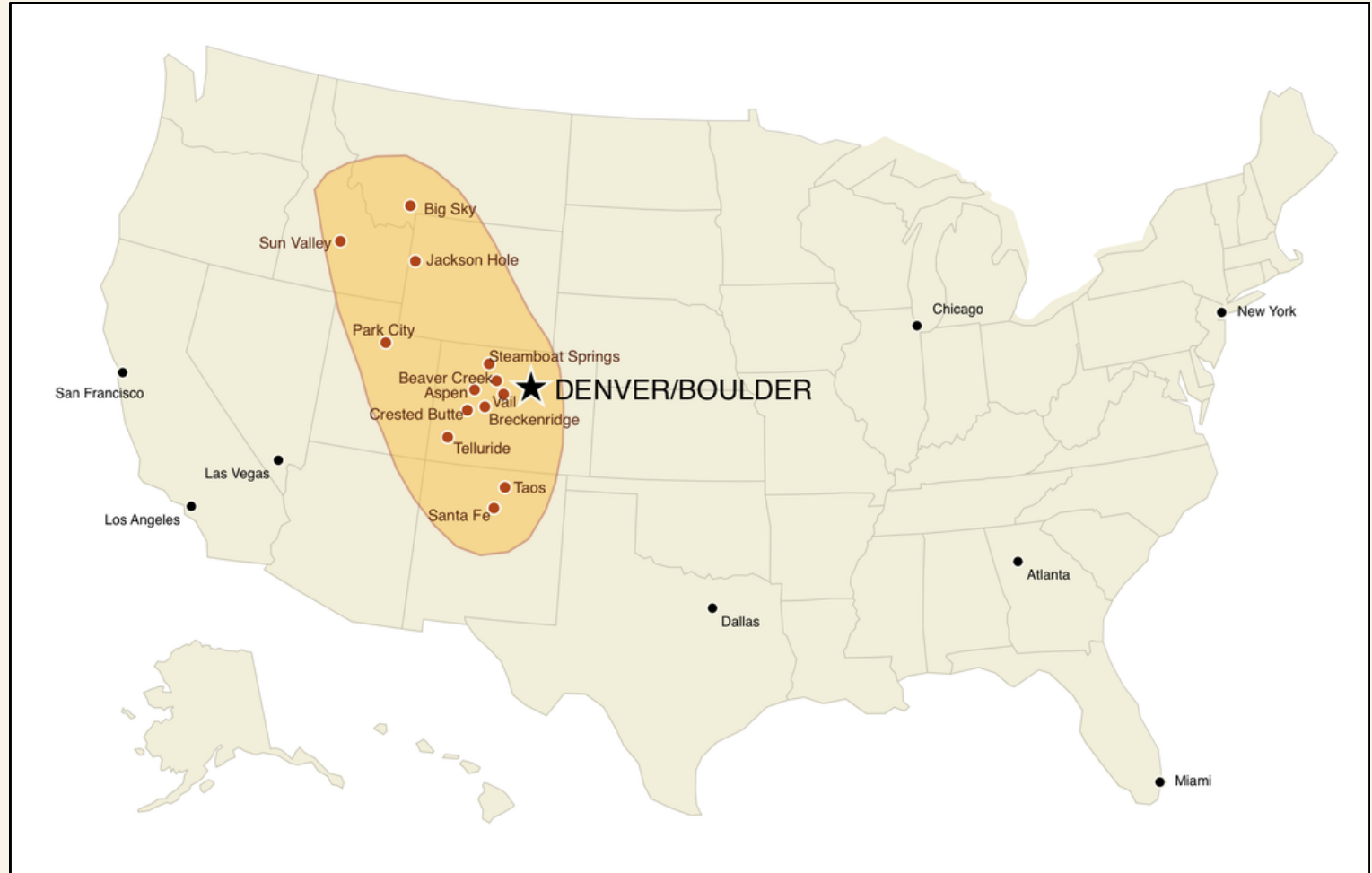
The District's central location also places it within easy reach of many of Denver's most established residential neighborhoods, including Cherry Creek, Country Club, Polo Club, Hilltop, Bonnie Brae/Belcaro, Cherry Hills Village, Greenwood Village, and Bow Mar.

The result is a destination that serves both the design trade and a broader audience drawn to the same emphasis on quality and design.



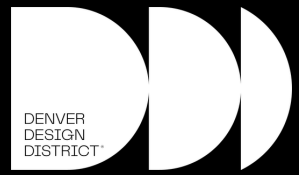
The Denver Design District serves a broad Rocky Mountain region extending from Big Sky, Montana, to Santa Fe, New Mexico, and encompassing many of the West's major resort and second-home markets.

The concentration of showrooms and design resources within the District makes it a regional destination for designers, architects, and their clients throughout the Rocky Mountain West.



- Denver Design District Primary Service Region
- Resort and Second Home Markets
- Major U.S. Design Markets

601 S. Broadway in Context | Denver Design District



The Denver Design District spans five buildings organized along Center Avenue, with Broadway forming its eastern edge.

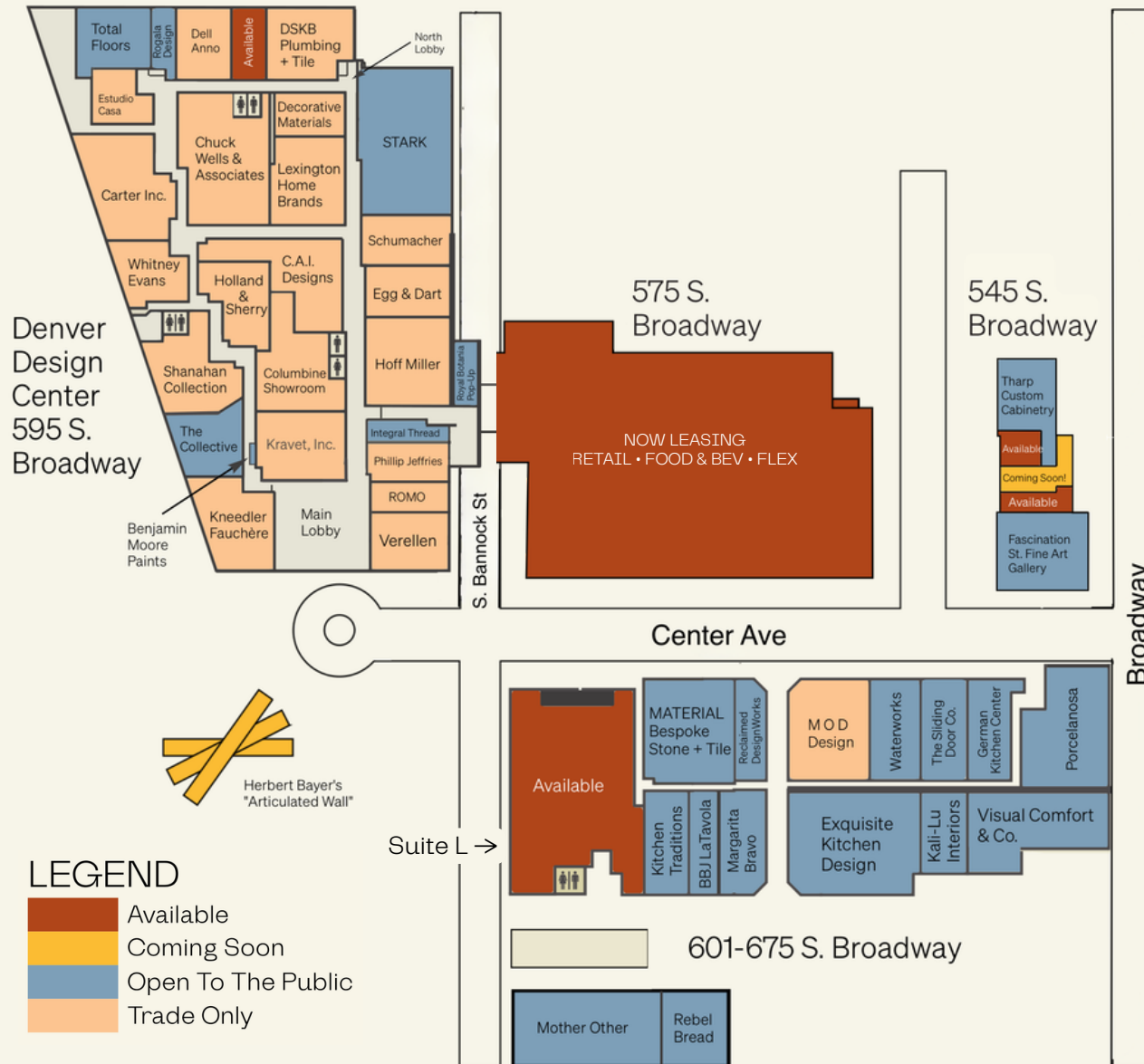
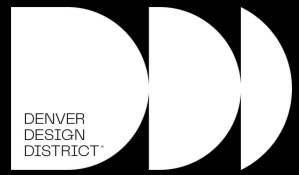
601 S. Broadway, Suite L occupies a prominent corner of the 601-675 S. Broadway building, with substantial frontage along Center Avenue and immediate access to the District's parking and pedestrian network.

Its position places the suite within steps of the District's established showroom community and directly connected to the growing mix of retail, dining, gallery, and wellness uses along the eastern side of the campus.

Multiple parking areas are distributed throughout the District, providing convenient access for clients, employees, and events.



Design District Ecosystem | Site Plan & Tenant Mix

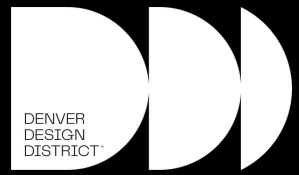


The Denver Design District brings together an established concentration of high-end furnishing, material, kitchen, bath, textile, and design showrooms within a single campus.

The District is also expanding its mix with public-facing retail, dining, gallery, and wellness concepts, creating a broader destination while maintaining its established design-industry base.

Suite L at 601 S. Broadway sits within this ecosystem, offering direct proximity to the designers, architects, clients, and consumers who already use the District as a regional design destination.

Tenant Mix | Denver Design District



italian-inspired market + café – coming soon!



definitive color resource

C·A·I DESIGNS

furniture, lighting, + accessories – trade only

CARTER INC.

furniture, lighting, + accessories – trade only



fabrics, furniture, + accessories – trade only



furniture, lighting, + accessories – trade only



tile, stone, + bath products – trade only

Dell Anno

custom kitchens + closet systems – trade only



globally influenced catering service



kitchens & bath fixtures and tile – trade only

EGG & DART
DENVER | LOS ANGELES | PALM DESERT

design, furniture, textiles, + more – trade only



design, furniture, textiles, + more – trade only

e|k|d
exquisite kitchen design

kitchen design studio

FASCINATION ST.
FINE ART GALLERY

fine art gallery + framing



kitchen design studio



vegetable-forward catering services

H O F F
M I L L E R

design, furniture, textiles, + more – trade only

Est. 1836
HOLLAND & SHERRY

design, furniture, textiles, + more – trade only

integral
THREAD

natural rugs, cabinetry, + furniture

JOHN BROOKS

furniture, textiles, + lighting – trade only



interior design + build services – coming soon!



fine cabinetry + kitchen design



design, furniture, + lighting – trade only

kravet
FAMILY OF BRANDS

furniture, textiles, + accessories – trade only

LEGEND

- Coming Soon
- Open To The Public
- Trade Only

Tenant Mix Cont'd | Denver Design District



LEXINGTON
HOME BRANDS

design, furniture, + accessories – trade only

MARGARITA BRAVO

interior design + build services

MATERIAL

bespoke stone + tile

MOD

design, furniture, + accessories – trade only

MOTHER OTHER

vegan restaurant + cocktail bar



kitchen + bath remodel contractor

PHILLIP
JEFFRIES

specialty wallcoverings – trade only

PORCELANOSA

kitchen and bath products + tile



REBEL BREAD

artisan bakery, café, + cooking classes

RECLAIMED
DESIGNWORKS

reclaimed flooring, siding, mantels, + more

Ritual
Sauna Club

social sauna + cold plunge – coming soon!

ROGALA DESIGN

furniture, artwork, fabrics, + more

ROMO

textiles + wallcoverings – trade only

SCHUMACHER

textiles + wallcoverings – trade only

SHANAHAN
SHANAHAN COLLECTION

textiles, furniture, + accessories – trade only

STARK

residential + hospitality rugs and carpeting

THARP
CUSTOM CABINETS

custom cabinetry



sliding doors and interior glass partitions

TOTAL FLOORS
& Cabinetry

hardwood, carpet, tile, + stone

VERELLEN
BELGIAN CONCEPTION • AMERICAN PERFECTION

luxury handmade furniture – trade only

VISUAL COMFORT & CO.

decorative + architectural lighting

WATERWORKS

kitchen + bath fixture + more – trade only

WHITNEY EVANS LTD
DESIGNER FURNITURE SHOWROOM

furniture, lighting, + accessories – trade only

LEGEND

- Coming Soon
- Open To The Public
- Trade Only

The district's expansion is no secret. National design industry trade press and local Denver media have already picked up the story, bringing new attention to the district and the businesses within it.

BUSINESS OF HOME

MARCH 16, 2026

A revamped Denver
Design District takes shape

"A real sense of reinvestment and reinvigoration
happening there." — Veronique Verellen, Verellen

[READ THE ARTICLE](#)



Home Accents TODAY

Part of the BRIDGETOWER MEDIA network

JANUARY 7, 2026

Denver Design District
gets a glow-up

"This transformation goes far beyond a visual update."
— Dan Cohen, DDD CEO

[READ THE ARTICLE](#)



The Denver Gazette

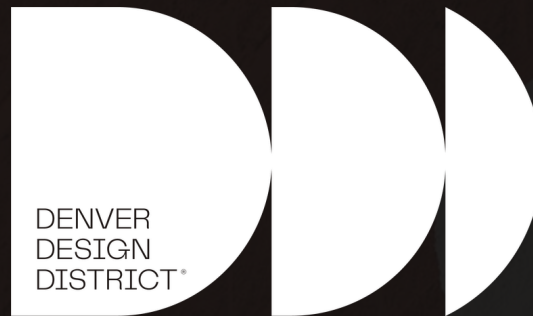
DECEMBER 31, 2025

Denver Design District is a hub for home decor,
but new businesses joining look a bit different

"We're doubling down on it by bringing in another set of uses
that complement them." — Dan Cohen, DDD CEO

[READ THE ARTICLE](#)





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