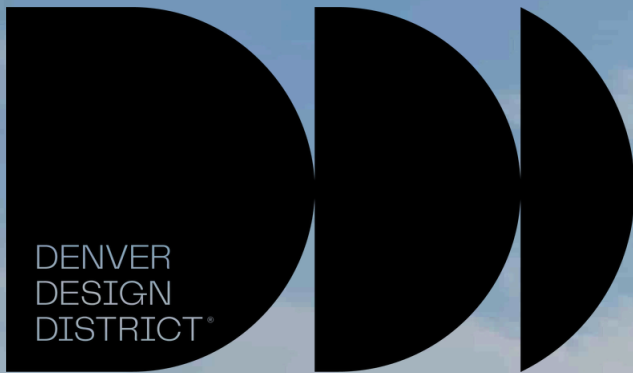




RETAIL FOR LEASE



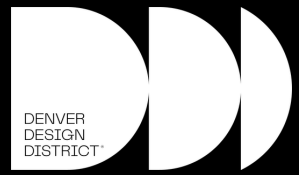
545 S. Broadway
DENVER, COLORADO 80209

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

CURATED

— COMMERCIAL REAL ESTATE —

Design-Forward Retail For Lease | 545 S. Broadway



545 S. Broadway is the gateway to the Denver Design District, with the final two retail suites now available for lease.

Frontage on Broadway gives design-minded retail and consumer-facing concepts visibility on one of the city's most active corridors.

Join Fascination St. Fine Art Gallery, Tharp Custom Cabinetry, and Ritual Sauna Club in leading the district's evolution as an energetic hub for retail, wellness, art, and design.

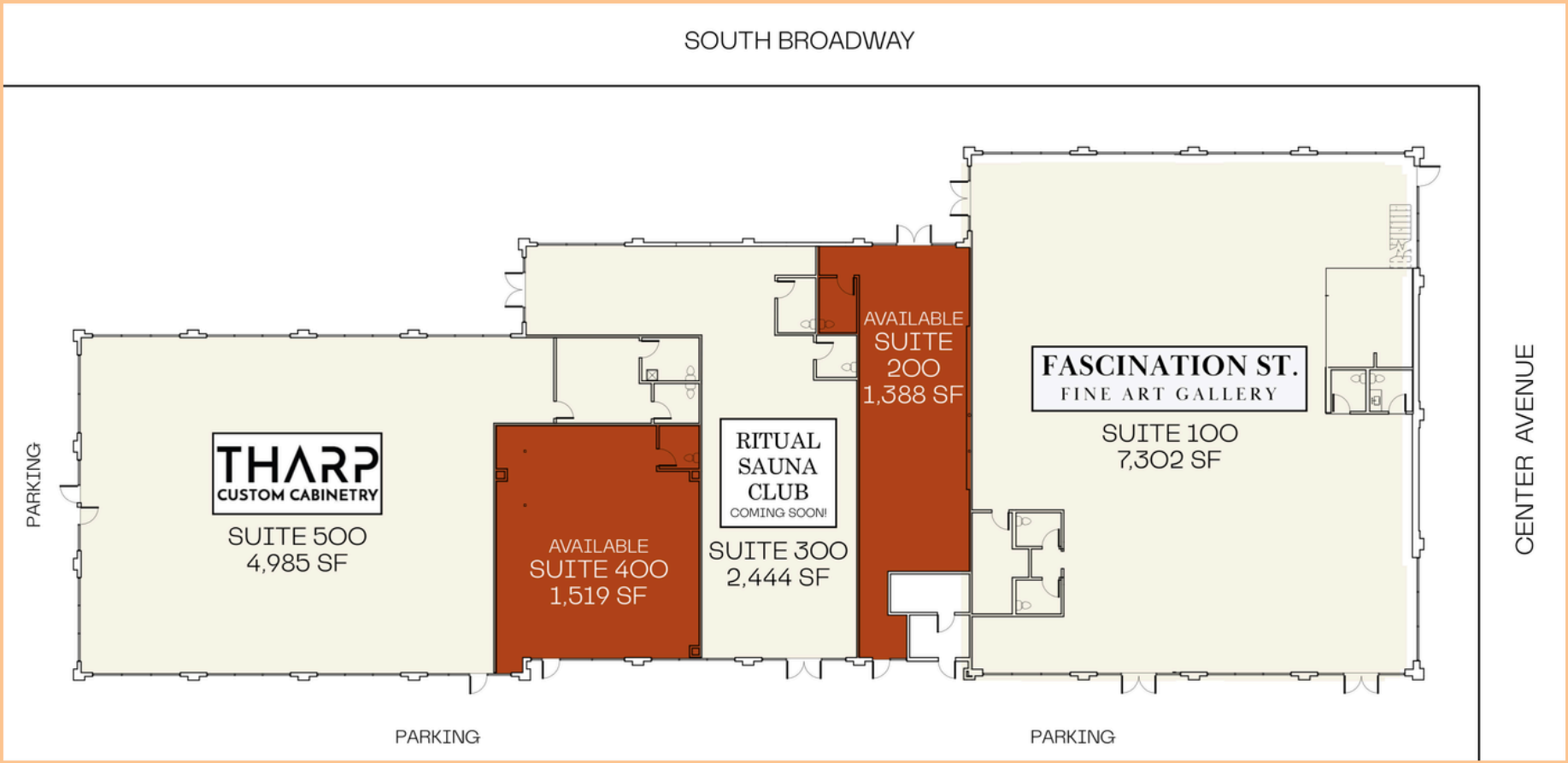
Tenancy here offers exposure to one of the most affluent audiences of residents and visitors in the Rocky Mountain region.



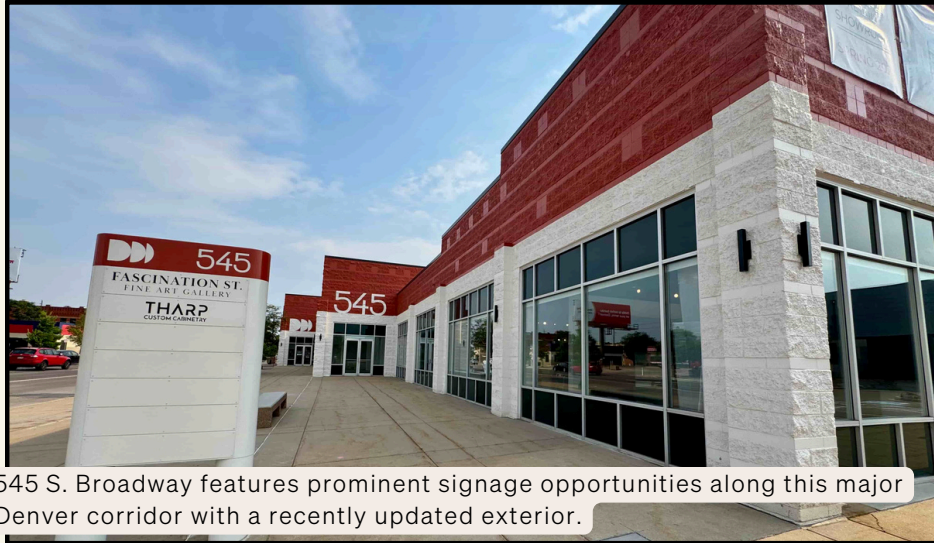
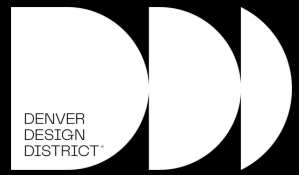
Listing Highlights

- Prominent visibility along the South Broadway corridor
- Near immediate access to I-25
- Ample off-street parking (4:1,000); a rare advantage in Central Denver
- Vanilla box condition ready for tenant finish; restrooms in place
- Retail units suited to a diverse mix of lifestyle and retail tenants
- Property upgrades and recent CapEx investments minimize NNN escalation

Type	Retail
Building Size	17,798 SF
Available Spaces	Suite 200 (1,388 SF) + Suite 400 (1,519 SF)
Lease Rate	\$40-\$45/SF/YR
NNN Estimate	\$20.87/SF
Condition	Vanilla Box



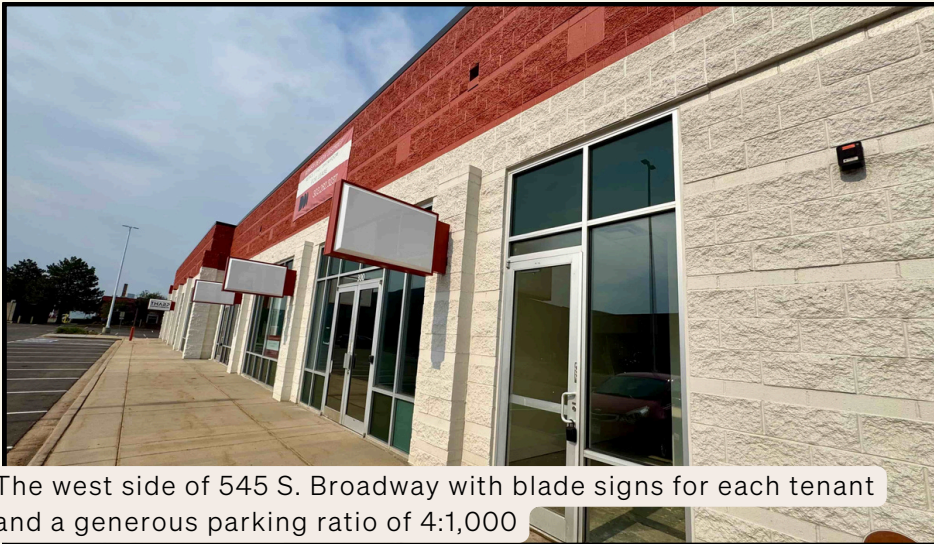
Gallery | Denver Design District | 545 S. Broadway



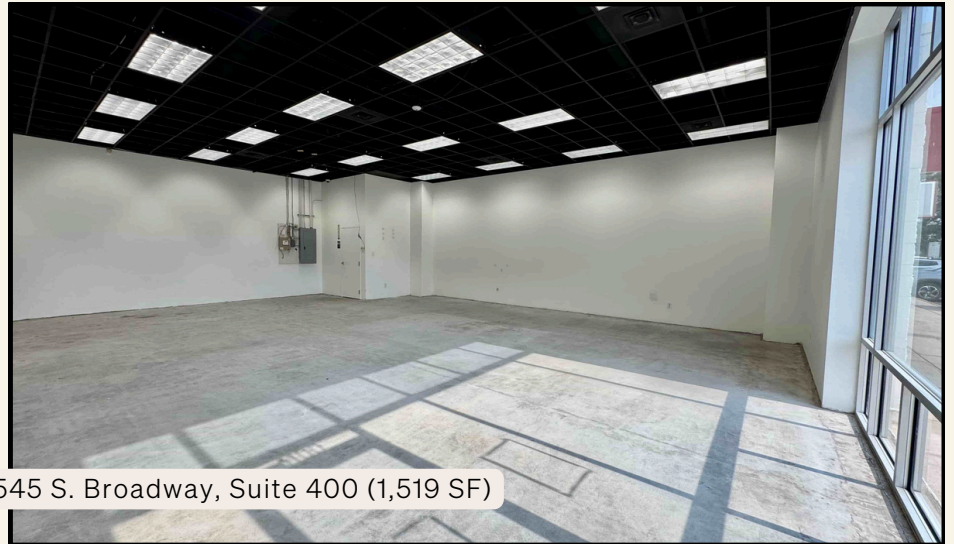
545 S. Broadway features prominent signage opportunities along this major Denver corridor with a recently updated exterior.



545 S. Broadway, Suite 200 (1,388 SF)

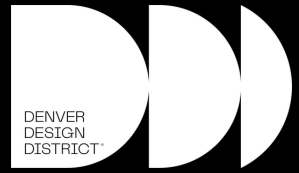


The west side of 545 S. Broadway with blade signs for each tenant and a generous parking ratio of 4:1,000



545 S. Broadway, Suite 400 (1,519 SF)

Discover the New Era of the Denver Design District

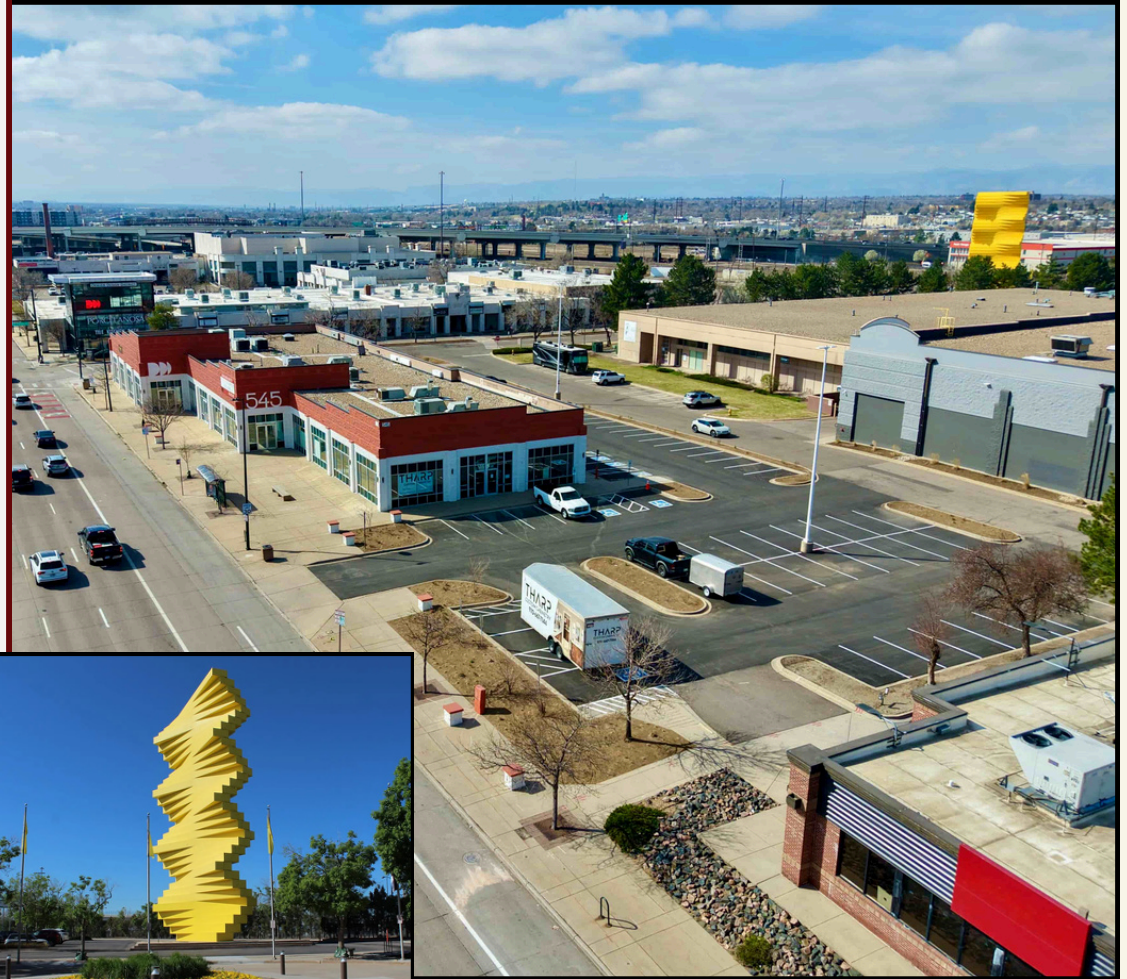


Turn off Broadway onto Center Avenue, and the city falls away. Mature trees line the approach. The Articulated Wall sculpture acts as a beacon, instantly recognizable to anyone who knows Denver.

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 chapter. The activation of 545 and 575 S. Broadway adds retail, food, and wellness concepts, making the district a cultural destination without diluting the showroom anchors that built its reputation.

It is also the rare pocket of South Broadway that has kept its identity while the surrounding corridor has cycled through tenants and reinventions.



Meet the new wave of tenants leading the retail revolution at the Denver Design District.

Fascination St. Fine Art spent 30 years in Cherry Creek North before moving to the district in 2026. The move put the gallery 10 minutes from its original home, with improved access and free parking just outside its doors.

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.

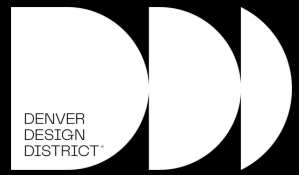
Rebel Bread opened its doors at the DDD in 2020 as a wholesale bakery serving businesses across the metro. In 2025, it opened a café and baking school alongside its wholesale kitchen, proof of the incubator energy the district offers its tenants. Find them at 675 S Broadway, Suite 600, and read more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

Ritual Sauna Club is set to join the retail lineup along Broadway at 545 S Broadway with a social sauna, hot tub, and cold plunge wellness center. Memberships and single-session passes open soon, and the waitlist is live now with referral perks.

A Tavola will anchor the southeast corner of 575 S Broadway as an all-day café, market, and wine shop. The concept pairs light fare from breakfast through dinner with a selection of more than 300 bottles.



Audience is Everything | Denver Design District

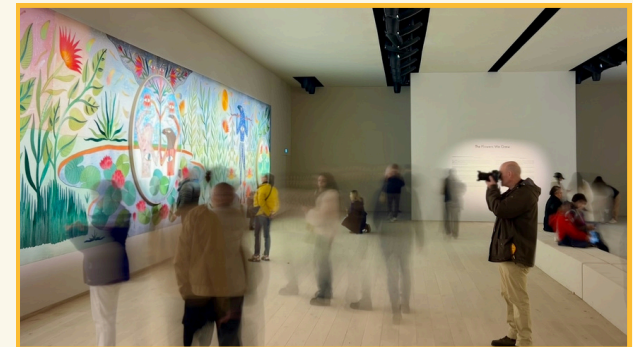
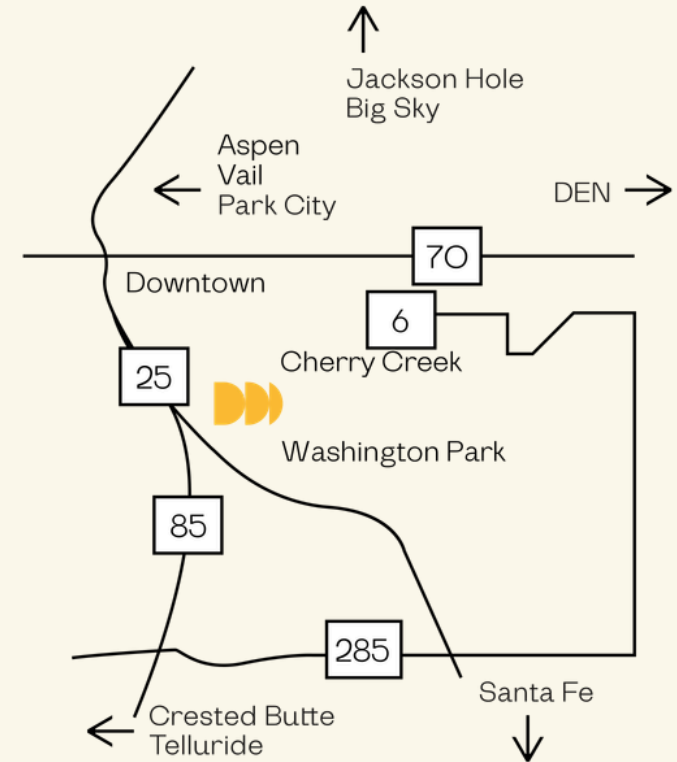


Local designers, architects, and their clients have used the district as a trusted resource for decades. Homeowners and professionals specifying custom homes in Aspen and Vail draw on resources the mountain markets do not offer.

This mountain-market audience already engages with design at the highest level. They specify, they invest, and they choose the details of their homes with intention.

As the repositioning takes hold, a third audience comes into focus: the culturally curious in Denver who follow great food, wine, art, and design, and who have long assumed Cherry Creek North is the only pocket of the city offering a bespoke urban experience.

The new wave of retail brings these groups together. They arrive with the same instinct, applied to food, experiences, and art.



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

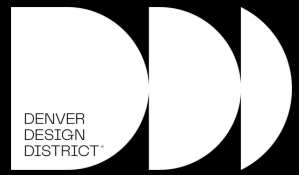
Denver Design District is a hub for home decor,
but new businesses joining look a bit different

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

[READ THE ARTICLE](#)



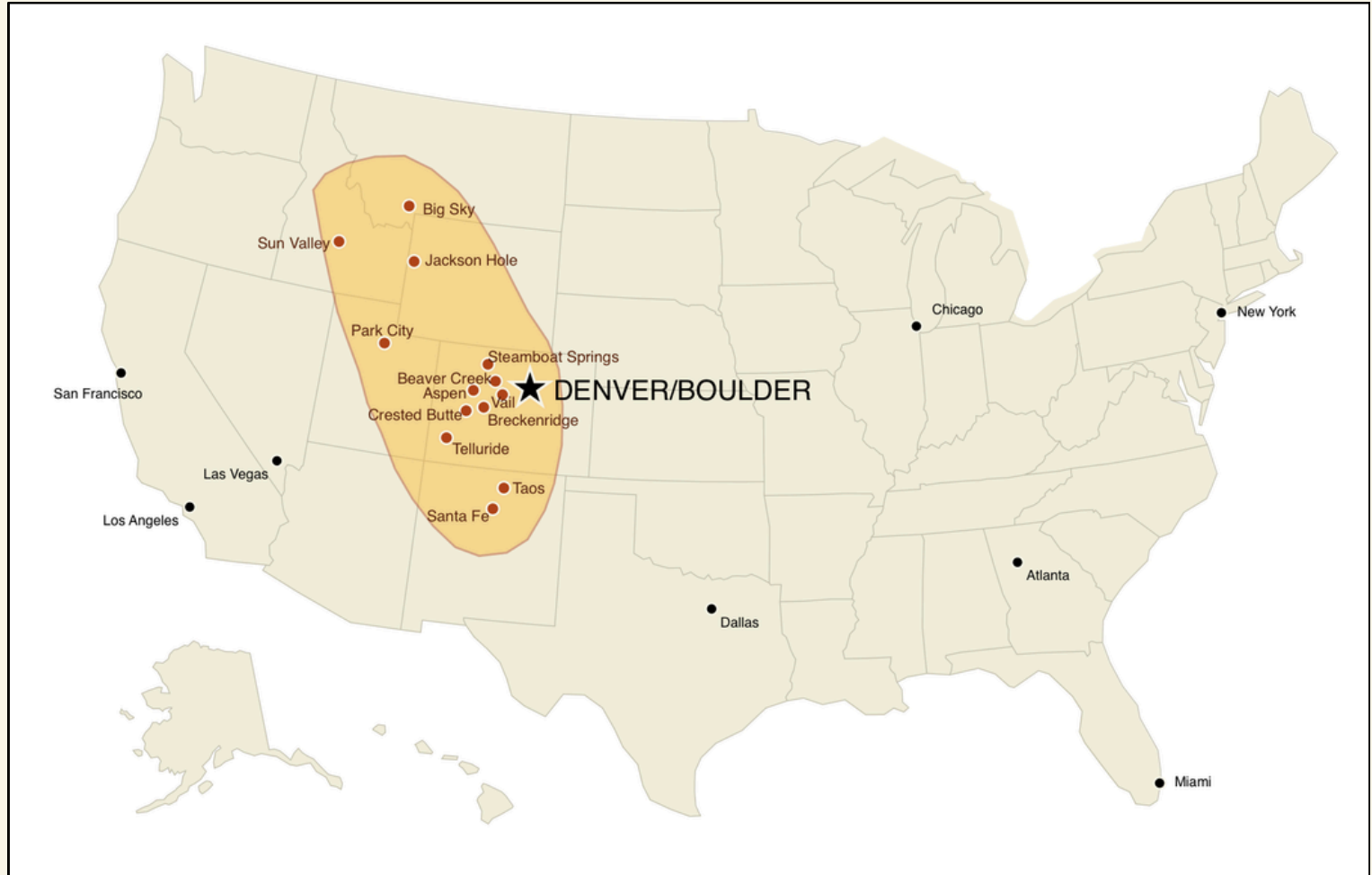
Denver Design District Service Regions



The Denver Design District anchors design supply for a 1,000-mile corridor from Big Sky, Montana, in the north to Santa Fe, New Mexico, in the south.

This corridor encompasses the most concentrated cluster of high-net-worth second-home markets in North America.

The co-location of showrooms and design resources makes the district the designer hub for the Rocky Mountain West.



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

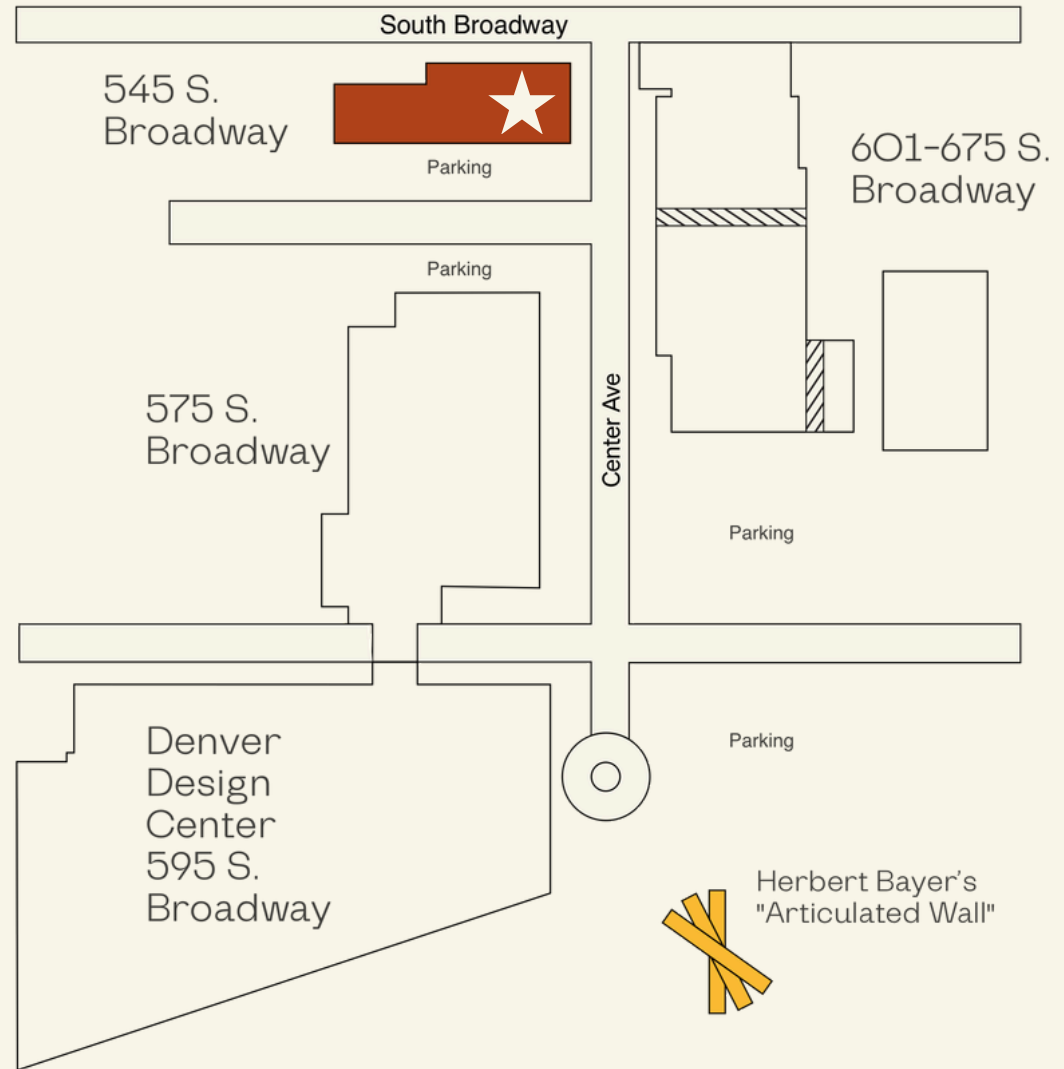
The Denver Design District spans five buildings organized along Center Avenue, with Broadway as its eastern edge.

545 sits on Broadway, the district's gateway and its most visible address. 575 sits one parcel west, with its long frontage on Center Avenue, the spine that runs through the district.

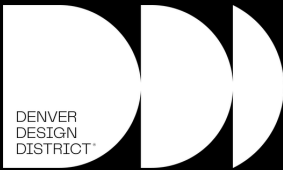
Together, the two buildings redefine the eastern half of the district and the corridor where a new pedestrian promenade will run.

The district has dedicated parking lots between every building, and 545 carries a higher ratio than most Denver retail. For a chef, a gallery, or a showroom evaluating the site, that parking makes a meaningful difference for the guest experience.

575 S. Broadway is also now leasing at the Denver Design District.
Contact the broker to learn more.



Site Plan & Tenant Layout | Denver Design District



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

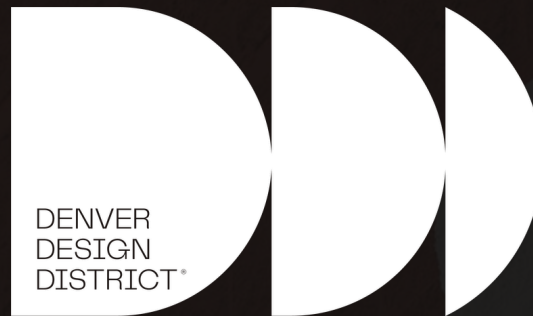
kitchen + bath fixture + more – trade only

WHITNEY EVANS LTD
DESIGNER FURNITURE SHOWROOM

furniture, lighting, + accessories – trade only

LEGEND

- Coming Soon
- Open To The Public
- Trade Only



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