

LEASE

Lower Level Retail & Office

**RENEW ON STOUT
1531 STOUT STREET**

Denver, CO 80202

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 - 15.00 SF/yr (NNN: \$11.48 PSF)
LOWER LEVEL OFFICE:	2,700 SF
LOWER LEVEL RETAIL/OFFICE:	4,966 SF
MAX CONTIGUOUS:	7,676 SF
MARKET:	CBD

PROPERTY OVERVIEW

Welcome to ReNew on Stout, a vibrant 120-unit apartment community in the heart of Downtown Denver. Perfectly positioned just a half block from the newly reimagined 16th Street Mall and steps from the Stout Street Light Rail Station, the property offers unmatched connectivity and walkability for residents, businesses, and visitors alike.

With thousands of office workers, downtown residents, and daily visitors in the immediate area, businesses at ReNew on Stout benefit from a steady stream of potential customers. Surrounding amenities include premier dining, shopping, entertainment, and cultural attractions — all within walking distance of Denver's most dynamic urban corridor.

Whether you're looking to launch a restaurant, speakeasy, fitness studio, co-working hub, or professional office, ReNew on Stout provides the visibility, foot traffic, and energy to help your concept thrive.

PROPERTY HIGHLIGHTS

- A half block from the newly reimagined 16th Street - The Denver Way
- A half block from the Stout Street Light Rail Station
- Ground Level Frontage access as well as Apartment complex access

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SVN | DENVER COMMERCIAL 2

ADDITIONAL PHOTOS



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16TH STREET - THE DENVER WAY



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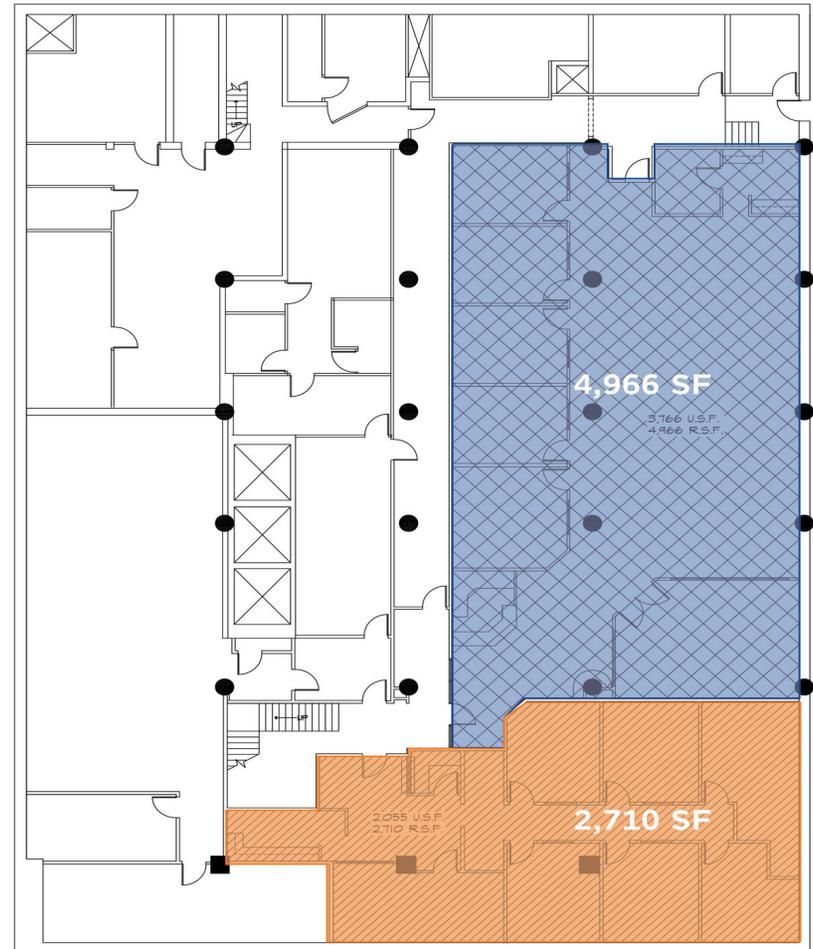
LOWER LEVEL RETAIL OR OFFICE SUITE AT 1531 STOUT ST.

RETAIL OR OFFICE | LOWER LEVEL

AVAILABLE SF:	4,966 SF
LEASE RATE:	\$15 SF/yr
NNN:	\$11.48 PSF

SPACE HIGHLIGHTS

- Unlock 4,966 SF of versatile lower-level space in the heart of Downtown Denver.
- Just one block from the newly reimagined 16th Street - The Denver Way
- This unique suite offers endless potential—whether for retail, office, or hospitality.
- With direct proximity to Denver's busiest pedestrian corridor, the space is primed for concepts like co-working, boutique fitness, cocktail lounge, or creative experiential retail.
- A rare opportunity to position your brand at the center of Denver's revitalized urban core.



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LOWER LEVEL OFFICE SUITE AT 1531 STOUT ST.

OFFICE | LOWER LEVEL

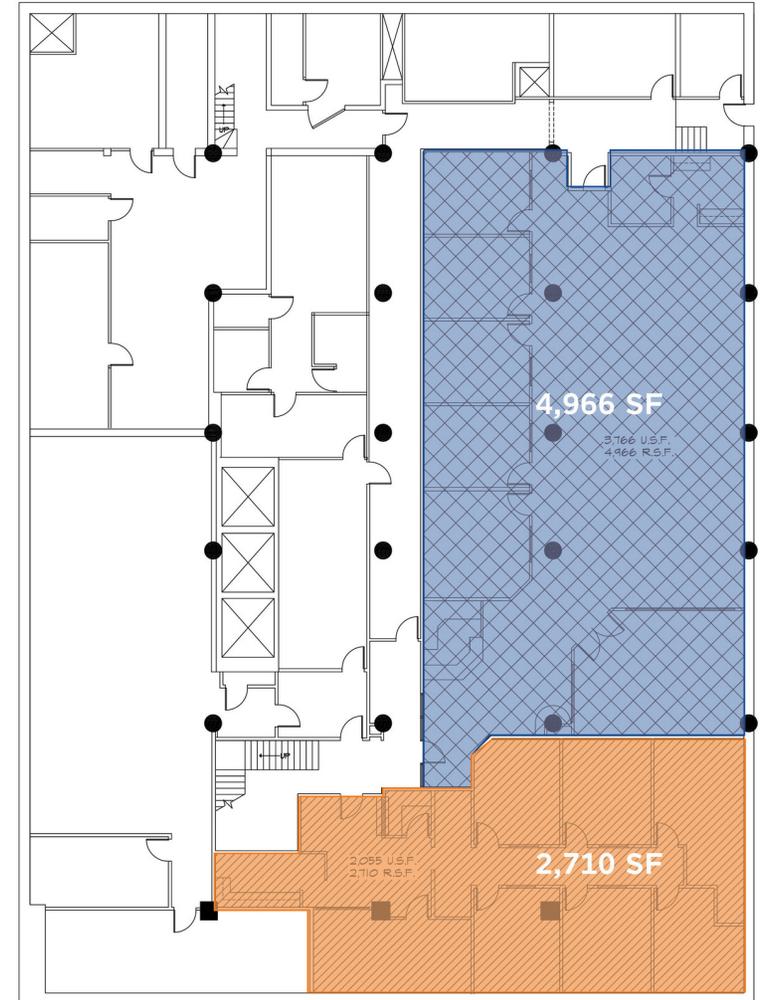
AVAILABLE SF: 2,710 SF

LEASE RATE: \$12 SF/yr

NNN: \$11.48 PSF

SPACE HIGHLIGHTS

- Discover 2,710 SF of ready-to-use office space in Downtown Denver
- Just one block from the newly reimagined 16th Street - The Denver Way
- Located on the lower level, this suite comes fully built out and offers an efficient, professional layout ideal for teams seeking immediate occupancy.
- A rare opportunity to secure a functional office footprint in the heart of Denver's thriving business district.

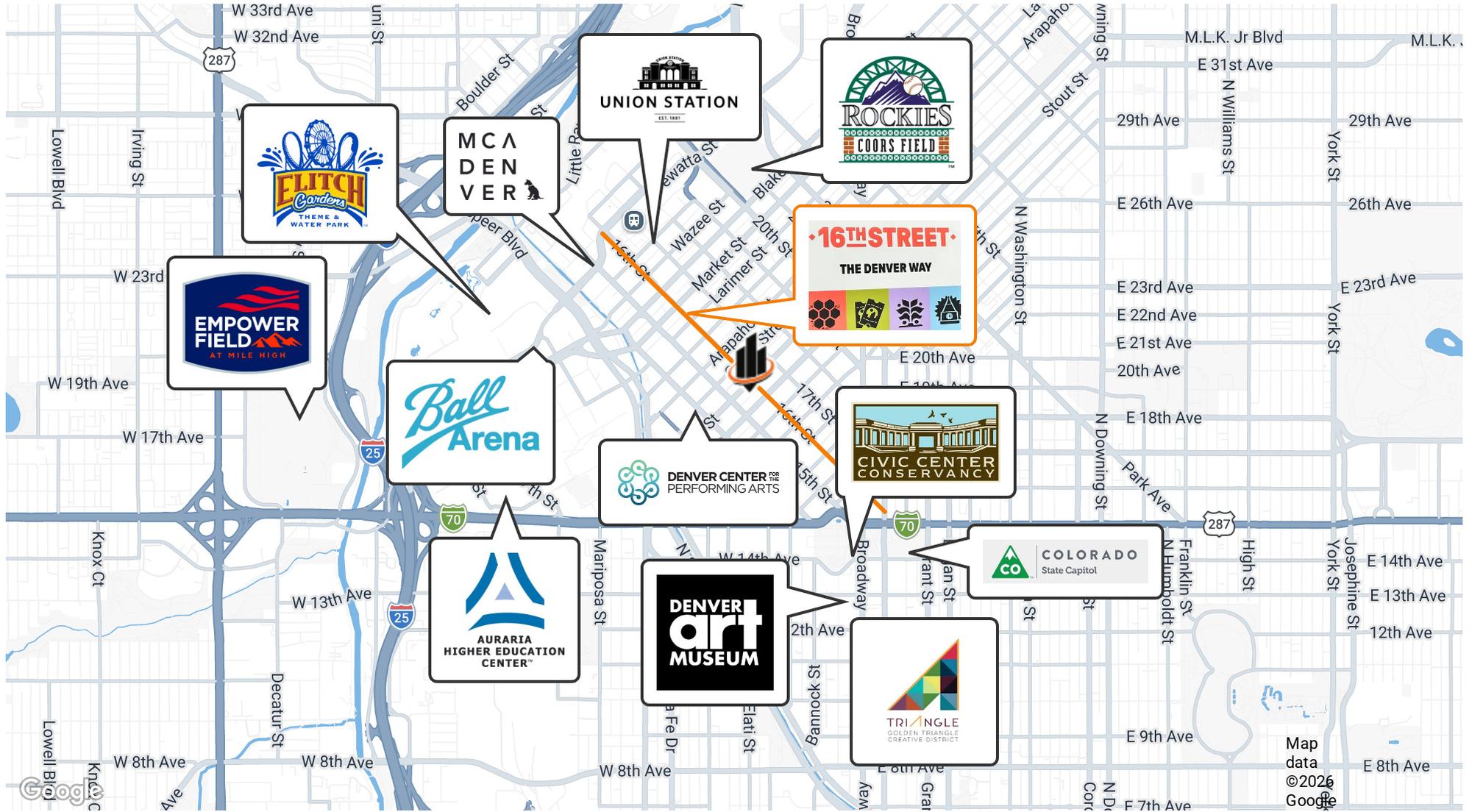


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DOWNTOWN DENVER MAP



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16th Street Redevelopment: Denver's Main Corridor Reimagined

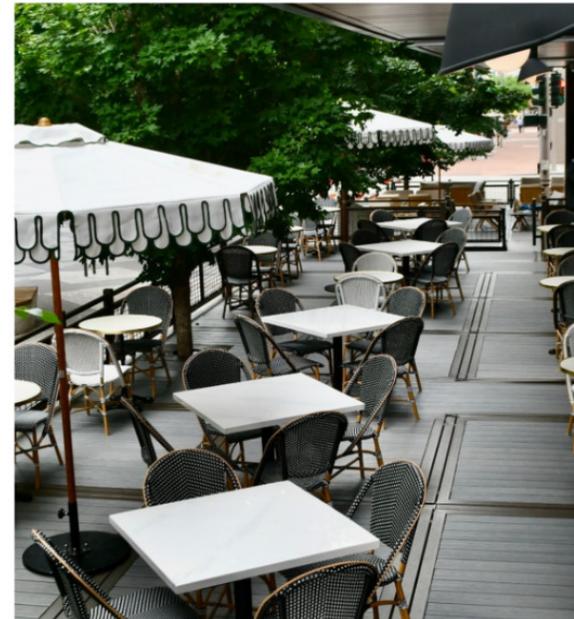
16th Street is being transformed—both in name and function—through a \$200 million redevelopment that will reinvigorate downtown Denver's most iconic and active pedestrian corridor. Spanning 1.2 miles from Union Station to Civic Center Station, this project is about more than infrastructure—it's about unlocking new opportunities for businesses, tenants, and communities in the heart of the city.

Already one of Denver's busiest destinations with over 100,000 daily visitors, 16th Street is evolving into a more connected, flexible, and future-ready urban space. With upgraded paving, infrastructure, and pedestrian flow—plus new space for activations, outdoor retail, and dining—this corridor is being purposefully designed to support growth.

5 KEY FACTS ABOUT THE 16TH STREET REDEVELOPMENT

- **\$200M Investment**
Major funding to upgrade infrastructure, improve safety, and boost economic activity downtown.
- **Better Access & Flow**
Redesigned for easier movement—pedestrians, transit, and bikes all benefit.
- **Boost for Business**
More foot traffic and new outdoor spaces = more opportunity for retail, dining, and activations.
- **Built to Last**
Upgraded utilities and sustainable design ensure long-term performance.
- **Modern Look, Historic Soul**
A fresh identity that honors the street's iconic character while embracing the future.

THE HEART OF DOWNTOWN, READY FOR WHAT'S NEXT



Union Station: A Revitalized Landmark Driving Downtown Denver's Growth



Union Station has been transformed from a historic train depot into a vibrant mixed-use hub in the heart of Downtown Denver. It now combines transit, hospitality, dining, and retail, drawing people and businesses alike. This redevelopment boosts foot traffic, encourages investment, and sets the stage for continued growth across downtown.

5 KEY FACTS ABOUT THE REDEVELOPMENT

- **Transit Hub** - Offers RTD light rail, Airport A-Line, and Amtrak service including Winter Park Express.
- **Luxury Stay** - The Crawford Hotel was remodeled into a 5-star experience with updated rooms and the revived Cooper Lounge.
- **Dining Destination** - Home to local favorites like Mercantile Dining & Provision and Stoic & Genuine.
- **Activated Public Space** - The Great Hall serves as Denver's "living room," welcoming all-day activity.
- **Growth Catalyst** - Spurred further development in Downtown Denver, raising demand for office, retail, and residential space.

UNION STATION'S IMPACT ON DOWNTOWN DENVER

Union Station drives energy and commerce in the city's core. Its blend of transit, lifestyle, and business makes it a key draw for companies and tenants. This successful revitalization sets a new standard for urban redevelopment —where connection, culture, and opportunity meet.

RETAILER MAP



Map
data
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