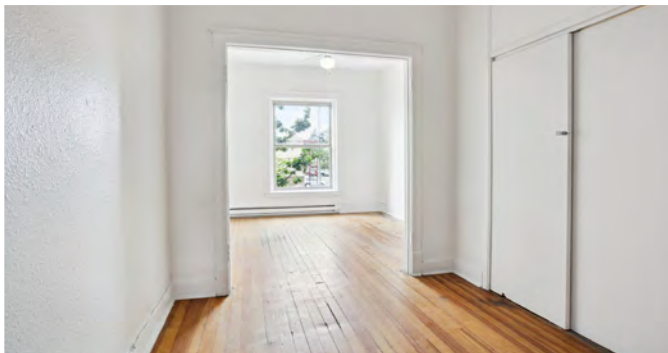


FOR LEASE

PLATINUM CRE
INVESTMENTS | BROKERAGE

PRIVATE OFFICE SUITES AVAILABLE

76 N. BROADWAY | DENVER, CO 80203



ABOUT THE PROPERTY

Now available for lease at 1st & Broadway, private office suites that offer an affordable and efficient solution for small businesses, startups, or remote professionals seeking a central Denver address.

Located in a well-maintained building with excellent visibility along the Broadway corridor, these suites provide a quiet, professional environment with convenient access to major highways, public transit and on-site parking.

The surrounding area features a vibrant mix of dining, retail, and business amenities, making it an ideal environment for teams and clients alike.

AVAILABLE UNITS

Unit #	Unit SF	Rental Rate	Condition	Status
Unit 115	122 RSF	\$450.00/Mo	Newly Renovated	Available Now
Unit 117	120 RSF	\$450.00/Mo	Newly Renovated	Available Now

Monthly Rent Includes:

- Secured entrance area and mailbox
- Optional: New desk and chair could be provided for extra \$50 per month.

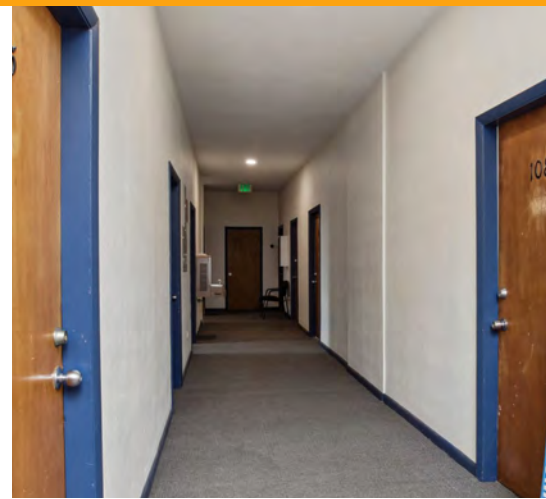
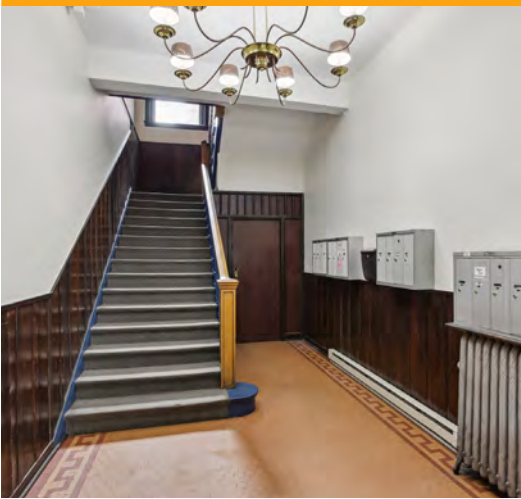
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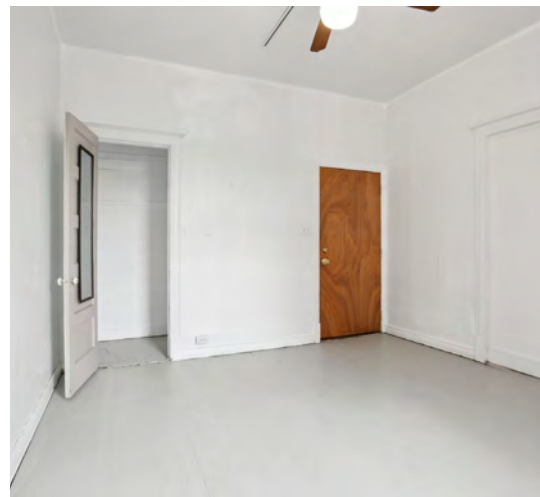
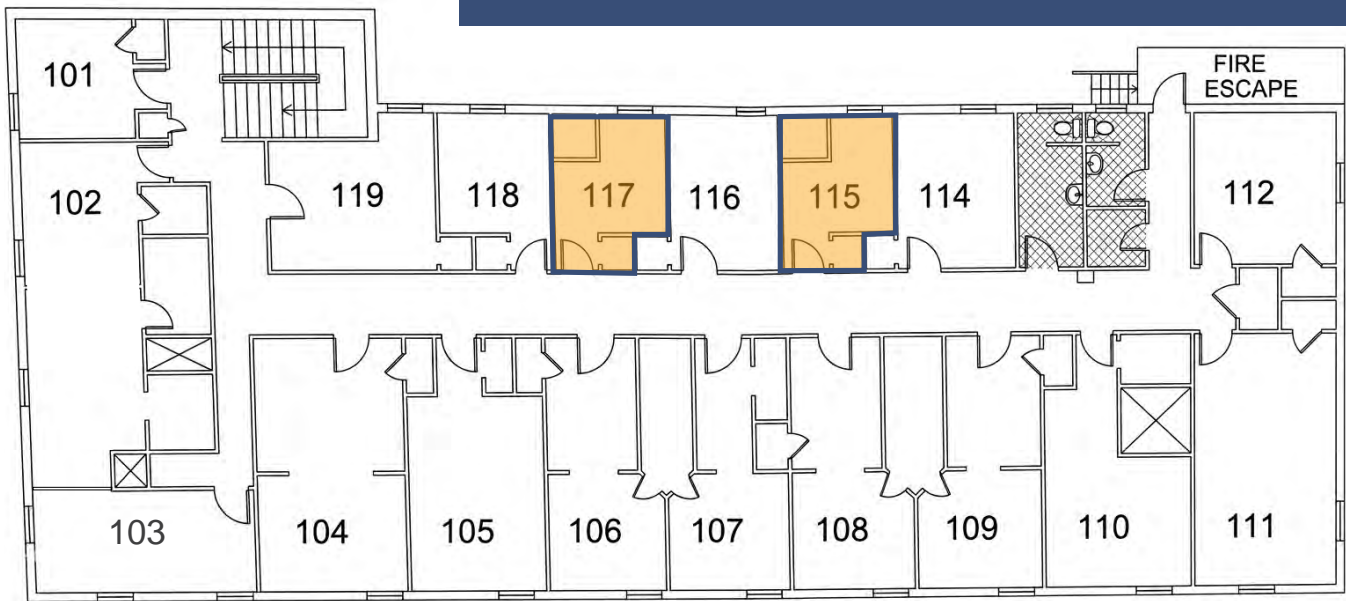
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2ND FLOOR FLOOR PLAN

- Each unit features natural light and access to shared restrooms
- Ideal for private offices, consulting, or creative workspaces
- Move-in ready suites with flexible lease terms
- Convenient delivery/mail access for small-package receiving
- 21 free shared parking spaces on-site; Paid parking available across the street



BROADWAY GENERAL IMPROVEMENT DISTRICT (GID)



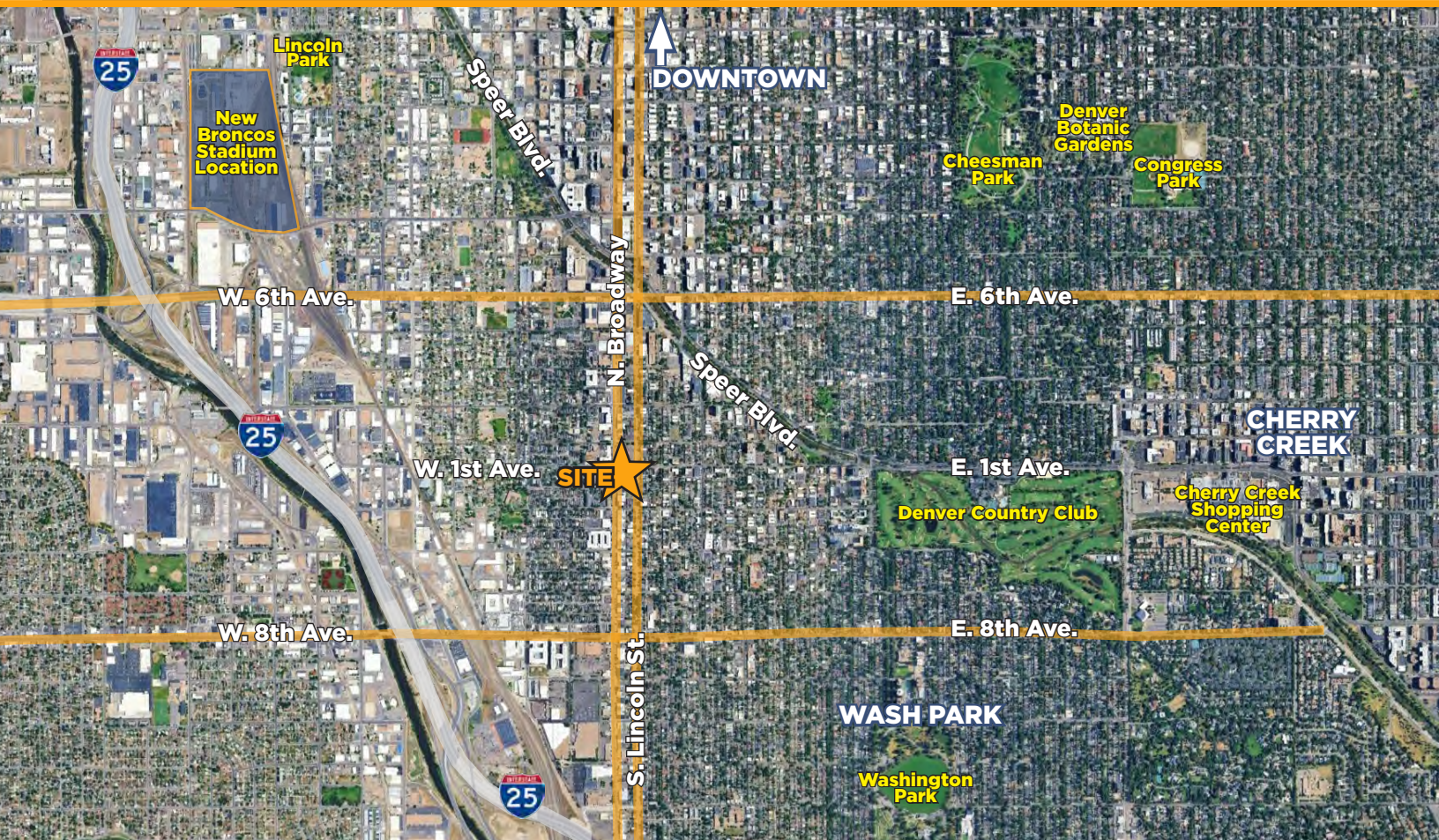
The proposed Work Plan and Budget prioritize direct, high-impact services to include:

- **Safety & Security:** 24-hour private safety ambassador coverage, seven days a week.
- **Cleanliness:** Daily litter removal, graffiti abatement, and enhanced maintenance.
- **Beautification:** Streetscape landscaping, lighting, and corridor design upgrades.
- **Community Engagement:** Events, branding, and marketing initiatives led by a part-time Executive Director.
- **Fiscal Responsibility:** Administrative expenses are projected to be one-third lower than typical Denver BIDs or GIDs, ensuring resources directly benefit the neighborhood.

Key Takeaways

- **Unified Vision:** Replaces three outdated districts with one modern, efficient GID.
- **Enhanced Safety & Cleanliness:** 24/7 security, maintenance, and beautification initiatives.
- **Community-Driven Growth:** Collaborative structure ensuring Broadway thrives for decades to come.





LOCATION

Located in one of Denver's most dynamic and culturally rich districts, the Broadway Corridor offers the perfect blend of historic charm and modern urban energy. Surrounded by popular restaurants, boutique shops, art galleries, and entertainment venues, this central location attracts steady foot traffic and provides excellent visibility. With easy access to Downtown Denver and nearby neighborhoods, plus a walkable, lively atmosphere, Broadway is an ideal setting for businesses looking to thrive in a high-profile, connected, and energetic community.



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