



920

INCA STREET
DENVER, COLORADO

Kentwood
Commercial

FOR LEASE

Creative Office/Retail in
Santa Fe Arts District

LEASE SUMMARY

Storefront Retail Space Available for Lease on S Broadway Corridor

This freestanding building offers a newly renovated, move-in-ready space ideal for a variety of business uses, from retail or showroom to creative office. Featuring 11-foot ceilings and an open, flexible floor plan, the property includes a spacious main area, a separate storage room, and a second-story loft—providing excellent functionality and room to grow. The bright, modern interior serves as a perfect blank slate with polished concrete floors, a kitchenette, and a private restroom. Recent upgrades include new HVAC, a modern security system, brand-new storefront glass windows and doors, and a refreshed exterior that enhances curb appeal. Tenants will also enjoy the use of a shared outdoor patio, yard, and mini ramp—creating a lively and collaborative environment. One dedicated parking space is included, with the option to lease additional spaces and easy on-street parking nearby. Conveniently located with quick access to 6th Avenue, I-25, and Downtown Denver, this property provides exceptional accessibility for clients and employees alike. With its mix of modern finishes, flexible layout, and unique amenities, this is a rare opportunity to lease a creative, stand-alone space in a prime central Denver location.

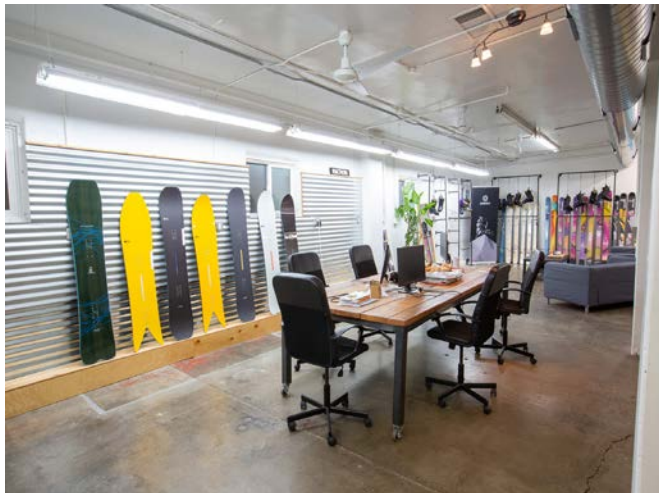
Property Highlights

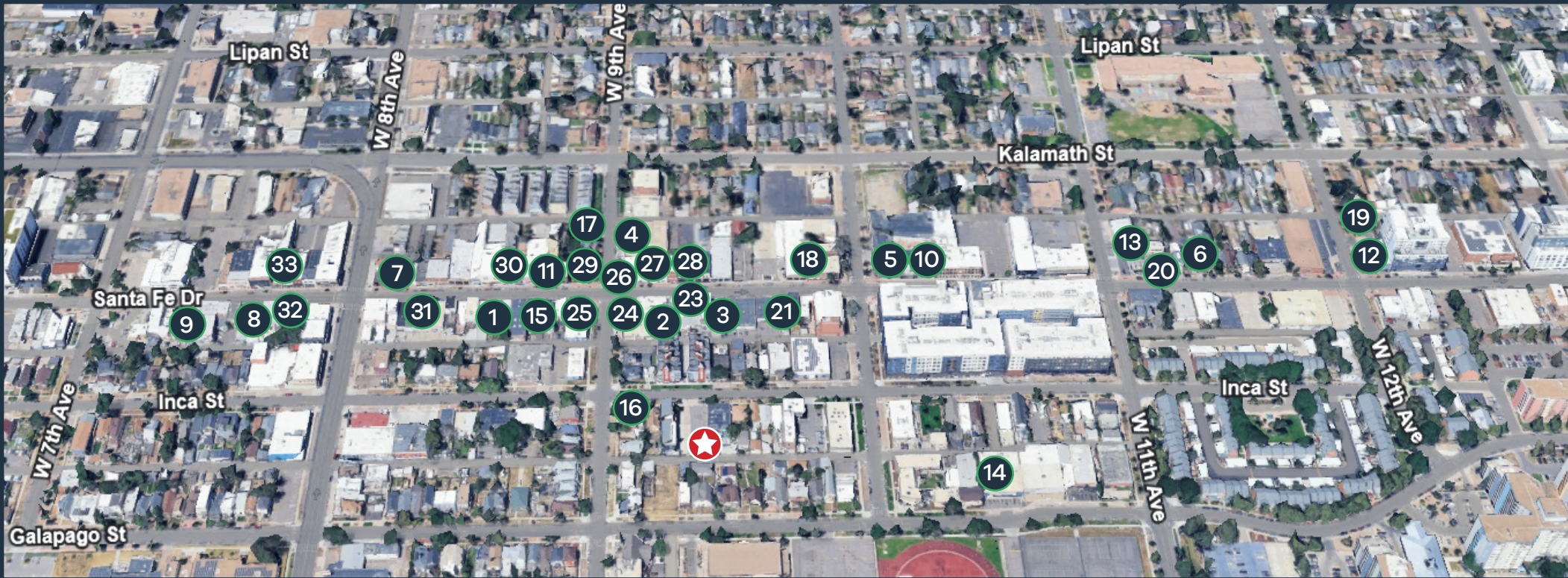
- » Freestanding building with excellent visibility and identity
- » 11' ceilings, flexible floor plan featuring large main area, storage room, & second-story loft
- » Newly renovated interior offering a clean, modern blank slate suitable for a variety of uses
- » One dedicated parking space included, with the option to lease additional spaces
- » Access to shared outdoor patio, yard, + mini ramp for tenant enjoyment or creative use
- » Private restroom and convenient kitchenette
- » Polished concrete floors throughout
- » Brand new HVAC and security system
- » New storefront glass windows and doors, plus refreshed exterior façade
- » Easy access to 6th Avenue, I-25, and Downtown Denver
- » Available for immediate occupancy



LEASE RATE	\$26-28/SF NNN
OPEX (EST 2025)	\$9.00/SF
SPACE AVAILABLE	2,019 SF
PROPERTY TYPE	Creative Office/Retail
CONSTRUCTION	Masonry
BUILDING STORIES	1 + Loft
YEAR BUILT	1925
PARKING	Off-Street + Street
SUBMARKET	Santa Fe Arts District
ZONING	C-MX-3

SPACE PHOTOS





AREA HIGHLIGHTS

DINING/BARS/COFFEE

- 1 Room for Friends - a Wine Bar
- 2 Tonantzin Casa de Cafe
- 3 Swift's Breakfast House
- 4 Renegade Brewing
- 5 Tacos Selene Denver
- 6 Chuey Fus - Latin/Asian Grub
- 7 Rocky Yama Sushi
- 8 Mon Thai Santa Fe
- 9 Chingon
- 10 Esp
- 11 The Drip Cafe
- 12 Bravo Cafe

RETAIL/SERVICES

- 13 7-Eleven
- 14 Downtown Animal Care Center
- 15 Afterglow Vintage
- 16 MaxFund Veterinary Clinic
- 17 Knotty Tie Co
- 18 Colorado Ballet
- 19 Elsewhere Salon
- 20 Nail & Skin Studio
- 21 Petals & Pages of Denver
- 22 Movement Ritual

ART GALLERIES

- 23 910Arts
- 24 D'art Gallery - Denver
- 25 Threyda Gallery
- 26 RemainReal Fine Art
- 27 Niza Knoll Gallery
- 28 SYNC Gallery
- 29 Grace Gallery
- 30 Bitfactory Gallery
- 31 Georgia Amar Fine Art
- 32 Michael Warren Contemporary
- 33 POP Gallery Denver

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