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**N TENNYSON STREET
DENVER, COLORADO**

Kentwood

Commercial

FOR LEASE

Boutique Office Space
Available in Berkeley

LEASE SUMMARY

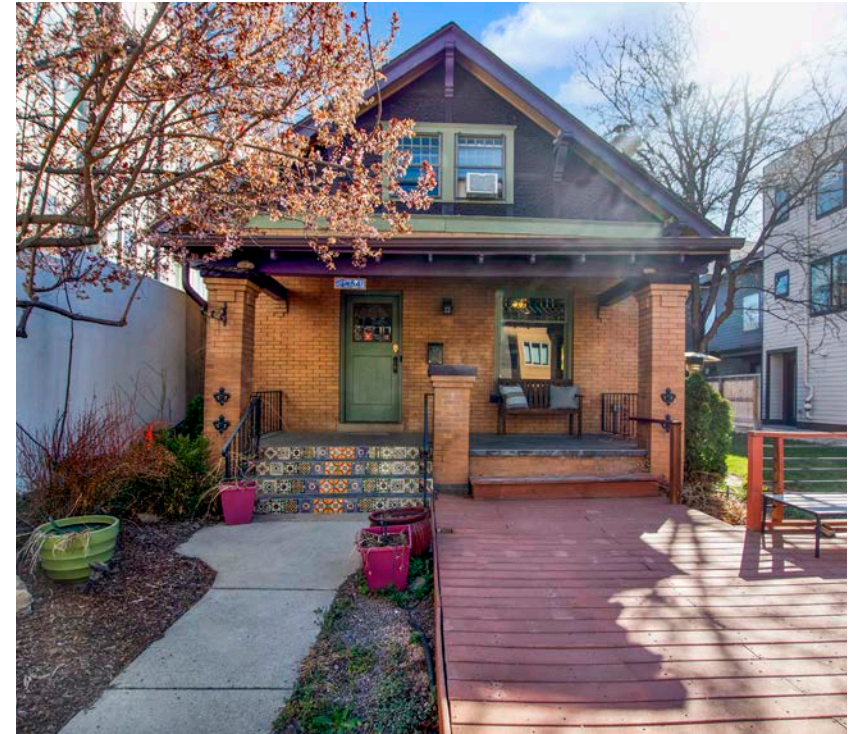
Boutique Berkeley Office/Retail Space on Desirable Tennyson Street

Positioned along the highly sought-after Tennyson Street corridor in Denver's desirable Berkeley neighborhood, this boutique office/retail space offers a rare opportunity to lease a character-rich property in one of the city's most vibrant, walkable districts. The building features an attractive brick exterior complemented by a spacious front deck and covered patio, creating a welcoming presence and ideal setting for client-facing use. Additional outdoor amenities include a rear patio and intimate courtyard, offering unique breakout or gathering spaces.

Inside, the space blends historic charm with functional design, showcasing original hardwood flooring, ceiling fans, a fireplace, and beautifully preserved fixtures, woodwork, and stained-glass windows. The layout includes a mix of open workspace and private offices across a main floor and upper level, providing flexibility for a variety of professional users. A full kitchen and two private restrooms add convenience, while rear off-street parking enhances accessibility for both employees and visitors. Surrounded by popular dining, retail, and neighborhood amenities, this distinctive office environment is ideal for tenants seeking a creative, inspiring workspace in a premier Denver location.

Property Highlights

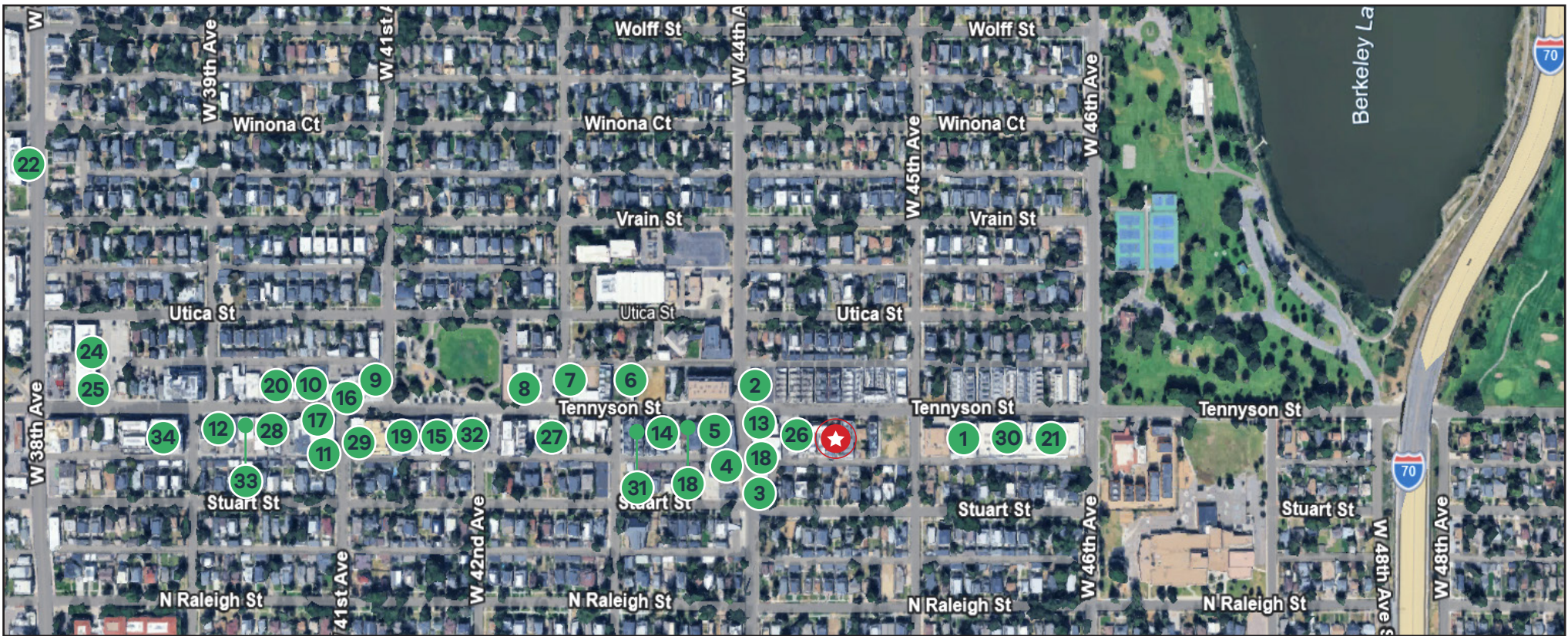
- » **Berkeley Rated #1 Neighborhood in Denver - 5280 Magazine (2025)**
- » Prime Tennyson Street location in Denver's desirable Berkeley neighborhood
- » Boutique office with attractive brick exterior and strong street presence
- » Front deck and covered patio plus rear patio and private courtyard
- » Mix of open workspace and private offices across two levels
- » Original hardwood floors, fireplace, stained-glass windows, and historic woodwork
- » Full kitchen and two private restrooms
- » Rear, off-street parking for added convenience



LEASE RATE	\$32.00/SF NNN
SPACE AVAILABLE	1,983 SF
PROPERTY TYPE	Office/Retail
CONSTRUCTION	Masonry
BUILDING STORIES	2
YEAR BUILT	1910
PARKING	Off-Street
SUBMARKET	Berkeley
ZONING	U-MX-3

SPACE PHOTOS





AREA HIGHLIGHTS

DINING/BARS/COFFEE

1. Kalaka Mexican Kitchen
2. PARISI
3. Empanada Express Grill
4. The Grateful Gnome Sandwich Shoppe
5. Swing Thai Tennyson
6. Hey Kiddo
7. Eloise
8. Atomic Cowboy
9. Bao Tennyson
10. Mazevo Mediterranean Eatery
11. Blackbelly Market & Restaurant
12. Hops & Pie

COFFEE/CONFECTIONS

13. Tenn Street Coffee & Books
14. Alley Brews & Coffee Shop
15. Bakery Four
16. High Point Creamery
17. Huckleberry Roasters

HEALTH & WELLNESS

18. Ohana Yoga + Barre
19. Alchemy 365
20. Corepower Yoga
21. BODYROK Denver
22. 24 Hour Fitness

RETAIL/SERVICES

23. Oriental Theater
24. Natural Grocers
25. Vitamin Cottage
26. Woolly Wax Candles
27. Spruce Barbershop
28. FERAL - Outdoor Goods
29. The Yogi Exchange
30. Teo Aesthetics
31. SkinCeuticals SkinLab Denver
32. Inspyre Boutique
33. Heyday Skincare
34. European Wax Center