



Leased by:

**PREMISES**  
PREMISES COMMERCIAL REAL ESTATE LLC

Owned & Managed by:

**EXPANSIVE™**

# Trinity Place

Bank of Colorado

1801 BROADWAY, DENVER, CO 80202

For Leasing information please contact:

Johnny Neff | 720.742.6399  
jneff@premisescommercial.com

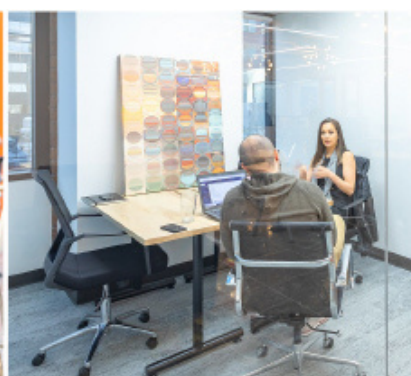
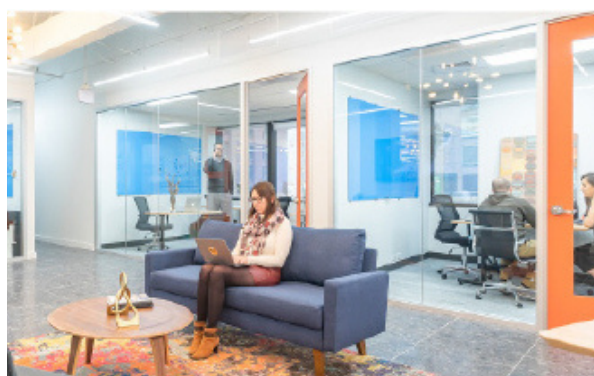
Matt Smith | 303.996.8460  
msmith@premisescommercial.com



▶ **\$22.00-\$25.00 PSF**  
**FULL-SERVICE START RATES**

▶ **FURNITURE RENTAL**  
**AVAILABLE UPON REQUEST**

▶ **SPEC/SMART SUITES**  
**WITH FLEXIBLE TERMS**



**1801 BROADWAY, DENVER, CO 80202**

**For Leasing information please contact:**

**Johnny Neff | 720.742.6399**  
**jneff@premisescommercial.com**

**Matt Smith | 303.996.8460**  
**msmith@premisescommercial.com**

**PREMISES**  
PREMISES COMMERCIAL REAL ESTATE LLC  
**WWW.PREMISESCOMMERCIAL.COM**

# TRINITY PLACE HIGHLIGHTS

- ▶ **Historical Office Building but with an exciting vibe created by Expansive's new coworking energy & look.**
- ▶ **In Uptown, located next to Millennial's # 1 ranked neighborhood in Denver, North Capital Hill.**
- ▶ **Spec Suites & new Plug & Play Expansive Smart Suites from 1,400 to 8,500 sf with flexible terms available.**
- ▶ **Popular La Loma restaurant on-site, next to the Brown Palace Hotel, and a walkable score of 99.**
- ▶ **.92/1,000 of parking, including underground executive reserved parking.**
- ▶ **12,000-floor plates ideal for mid to smaller companies to get full floor status or elevator ID.**



1801 BROADWAY, DENVER, CO 80202

**For Leasing information please contact:**

**Johnny Neff | 720.742.6399**  
[jneff@premisescommercial.com](mailto:jneff@premisescommercial.com)

**Matt Smith | 303.996.8460**  
[msmith@premisescommercial.com](mailto:msmith@premisescommercial.com)

**PREMISES**  
PREMISES COMMERCIAL REAL ESTATE LLC  
[WWW.PREMISESCOMMERCIAL.COM](http://WWW.PREMISESCOMMERCIAL.COM)



# UPTOWN AMENITIES

- ▶ Next to the famous Brown Palace and Ship Tavern restaurant
- ▶ 2 blocks from 16th St. Mall (Yard House, Earls, Maggiano's, etc.)
- ▶ 17th Avenue (Park & Co., Ace Eat Serve, Steuben's Uptown, etc.)
- ▶ Close to Free MetroRide shuttle to LoDo and RiNo
- ▶ Uptown's multitude of affordable housing options
- ▶ Easy access to I-25 South via Lincoln/Broadway and North via 18th/20th St.

*UPTOWN IS A DIVERSE  
NEIGHBORHOOD WITH PLENTY  
OF GREAT RESTAURANTS,  
INCLUDING LA LOMA, SHIP  
TAVERN, PALACE ARMS,  
ELLYNGTON'S, YARD HOUSE,  
AND MORE!*



1801 BROADWAY, DENVER, CO 80202

For Leasing information please contact:

Johnny Neff | 720.742.6399  
jneff@premisescommercial.com

Matt Smith | 303.996.8460  
msmith@premisescommercial.com

**PREMISES**  
PREMISES COMMERCIAL REAL ESTATE LLC  
[WWW.PREMISESCOMMERCIAL.COM](http://WWW.PREMISESCOMMERCIAL.COM)

# PUBLIC TRANSIT & ACCESS



**Easy Access to I-25**



**2 blocks from 16th St.  
Mall Shuttle**



**2 blocks to Light Rail  
at 18th and California**



**On the Free MetroRide  
line to LoDo**



**Rider's Paradise with  
transit score of 93**



**1801 BROADWAY, DENVER, CO 80202**

**For Leasing information please contact:**

**Johnny Neff | 720.742.6399**  
[jneff@premisescommercial.com](mailto:jneff@premisescommercial.com)

**Matt Smith | 303.996.8460**  
[msmith@premisescommercial.com](mailto:msmith@premisescommercial.com)

**PREMISES**  
PREMISES COMMERCIAL REAL ESTATE LLC  
[WWW.PREMISESCOMMERCIAL.COM](http://WWW.PREMISESCOMMERCIAL.COM)