



For Lease



Masonic Temple Building

535 16TH ST, DENVER, CO 80202

PRESENTED BY:

BRIAN MCCRIE, MCR
Executive Director
O: 720.893.2834
brian.mccrie@svn.com
CO #EA100031562

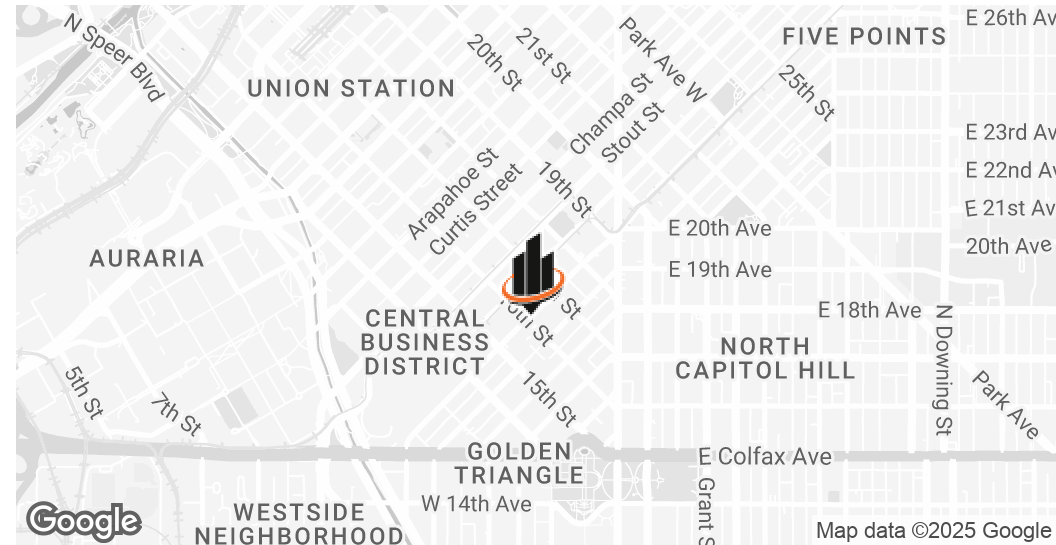
PETER O'BRYAN
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



For Lease

Masonic Temple Building

535 16th St, Denver, CO 80202



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (Full Service)
NUMBER OF UNITS:	20
AVAILABLE SF:	563 - 8,653 SF
LOT SIZE:	0.29 Acres
BUILDING SIZE:	88,381 SF

PROPERTY DESCRIPTION

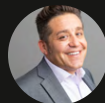
535 16th Street, the historic Masonic Building, combines 1889 Romanesque charm with modern functionality in the heart of Denver's vibrant downtown. Offering ~88,000 SF of office space, it sits on the iconic 16th Street, surrounded by 300+ shops, restaurants, and the Denver Pavilions. Tenants enjoy unmatched access to the city's business and cultural hub, with the Colorado Convention Center, Union Station, and premier dining, retail, and entertainment all within walking distance—creating an inspiring, connected environment for businesses to thrive.

PROPERTY HIGHLIGHTS

- Situated on the 16th Street in the heart of downtown Denver.
- Numerous office configurations are available.
- Steps from 300+ shops, 50 restaurants, and the Denver Pavilions.
- Walking distance to the Colorado Convention Center for events and networking.



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951

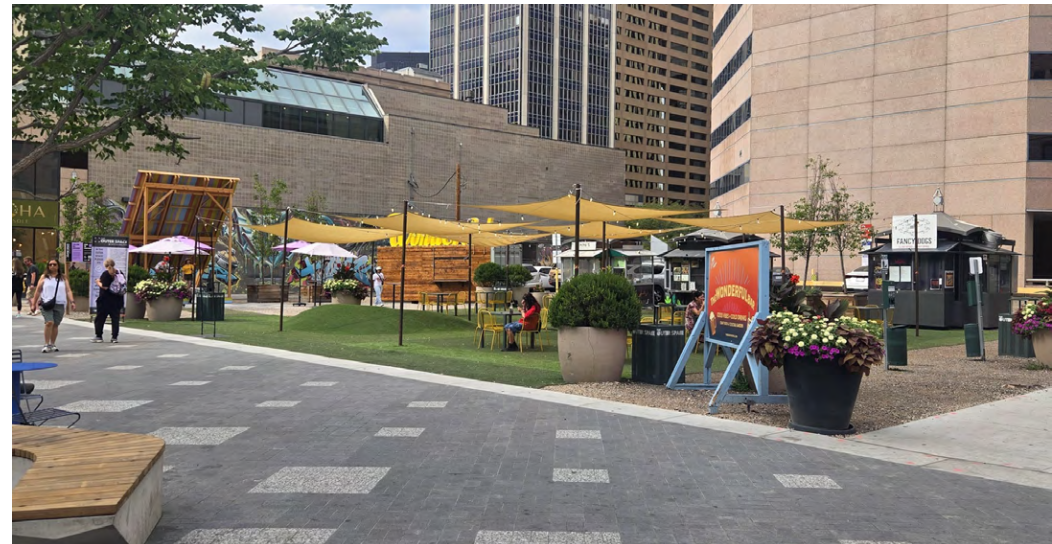




For Lease

Masonic Temple Building

535 16th St, Denver, CO 80202



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951

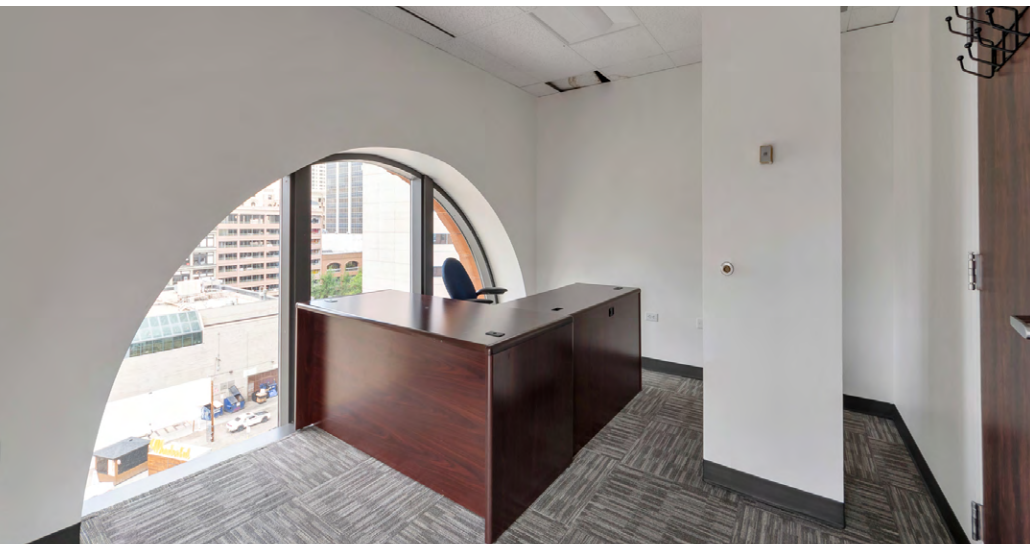
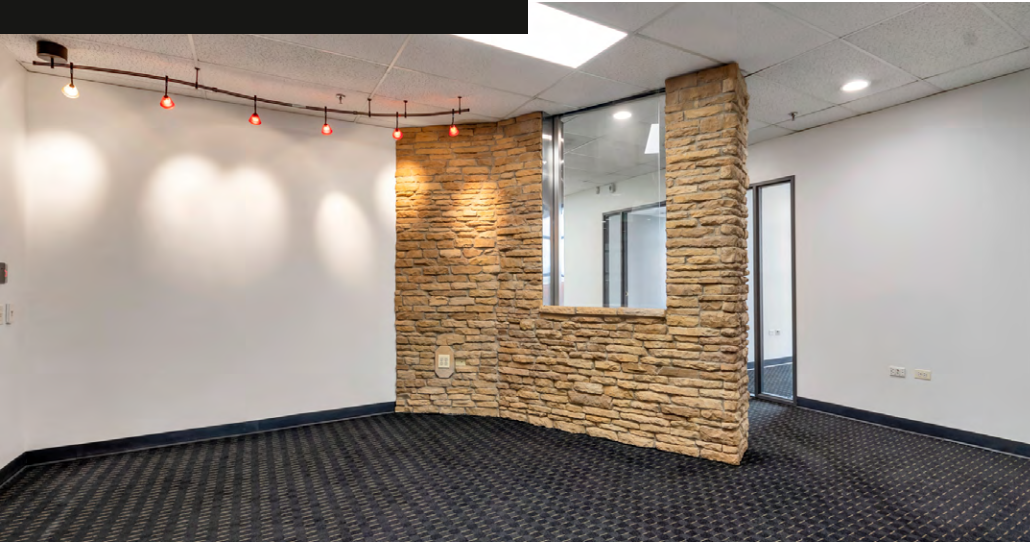




For Lease

Masonic Temple Building

535 16th St, Denver, CO 80202



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951





For Lease

Masonic Temple Building

535 16th St, Denver, CO 80202



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951

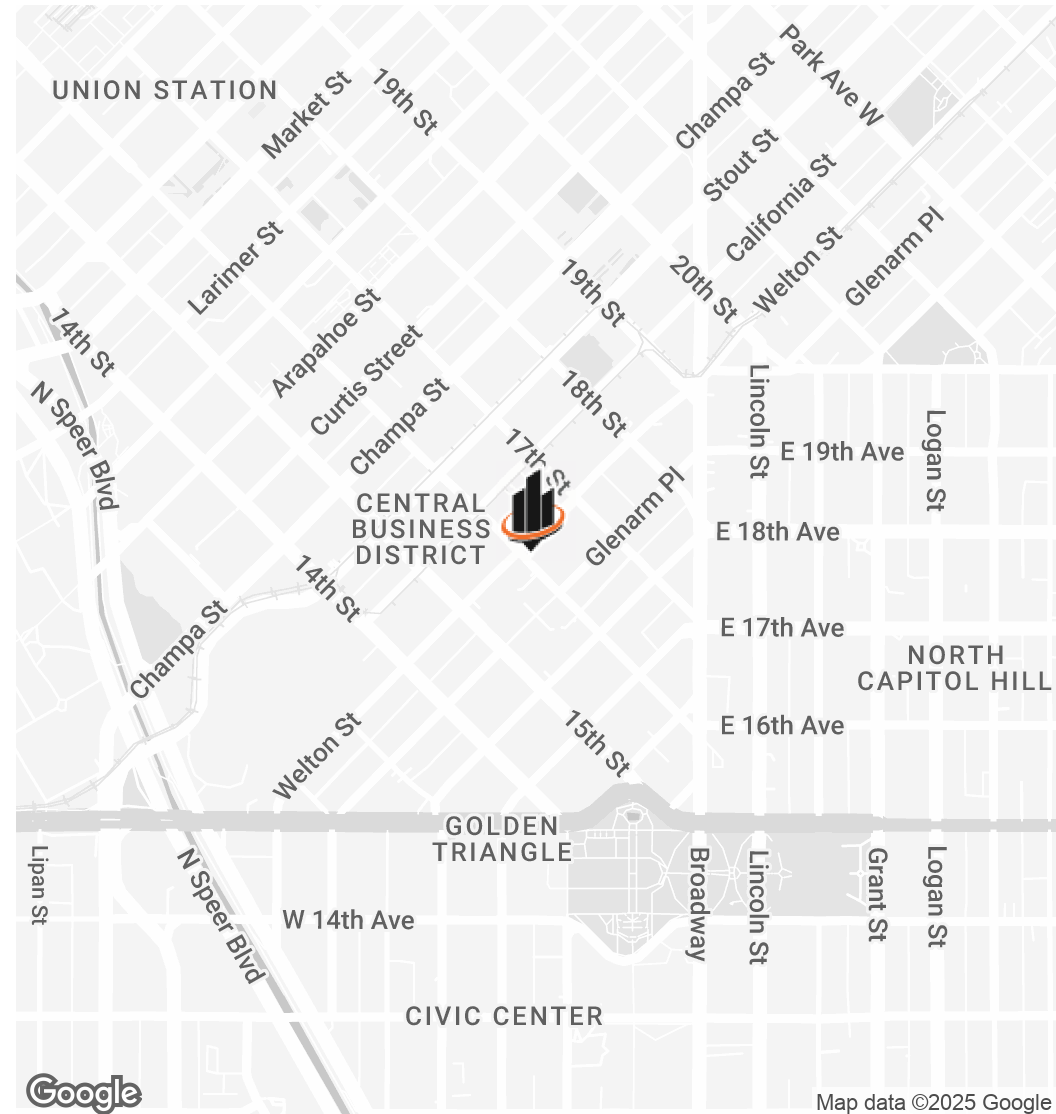
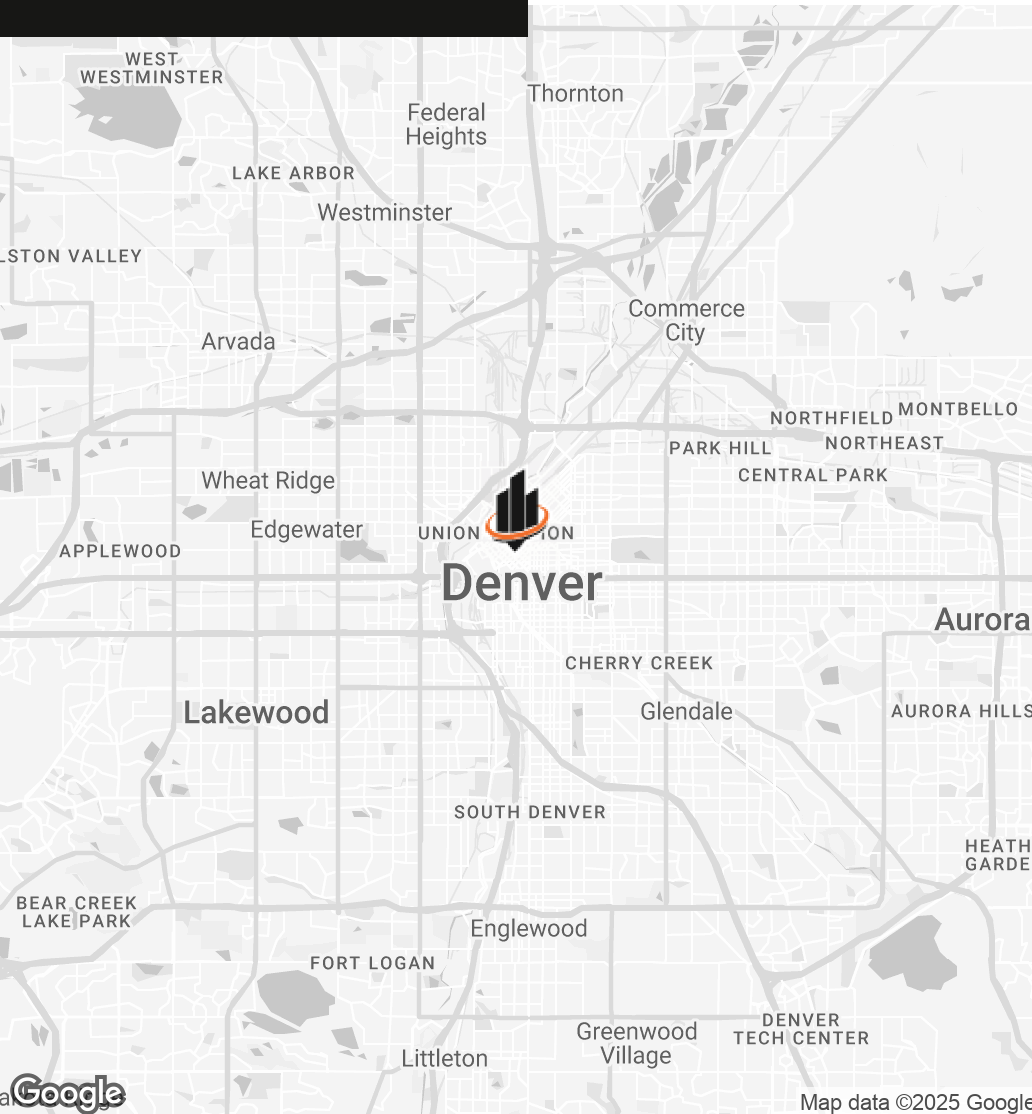




Location Maps

Masonic Temple Building

535 16th St, Denver, CO 80202



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



Downtown Denver Map

Masonic Temple Building

535 16th St, Denver, CO 80202



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951

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.

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.

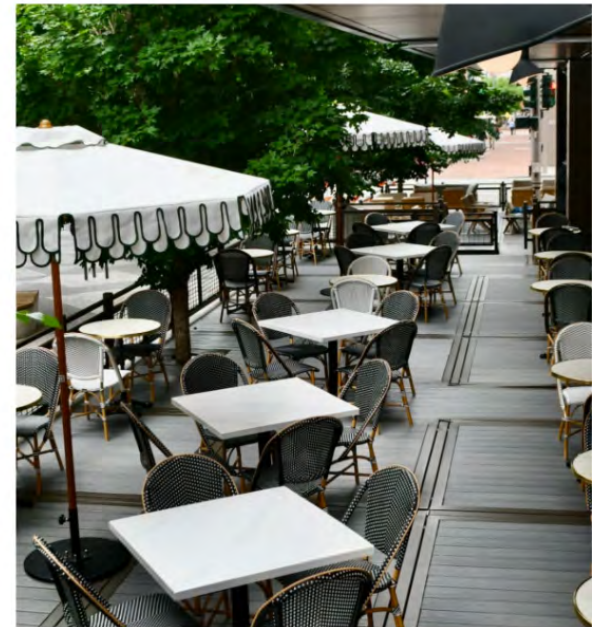
- **Built to Last**

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



Amenities Map

Masonic Temple Building

535 16th St, Denver, CO 80202



Map
data
© 2025
Google



Brian McCrie, MCR
Executive Director
O: 720.893.2834
brian.mccrie@svn.com
CO #EA100031562

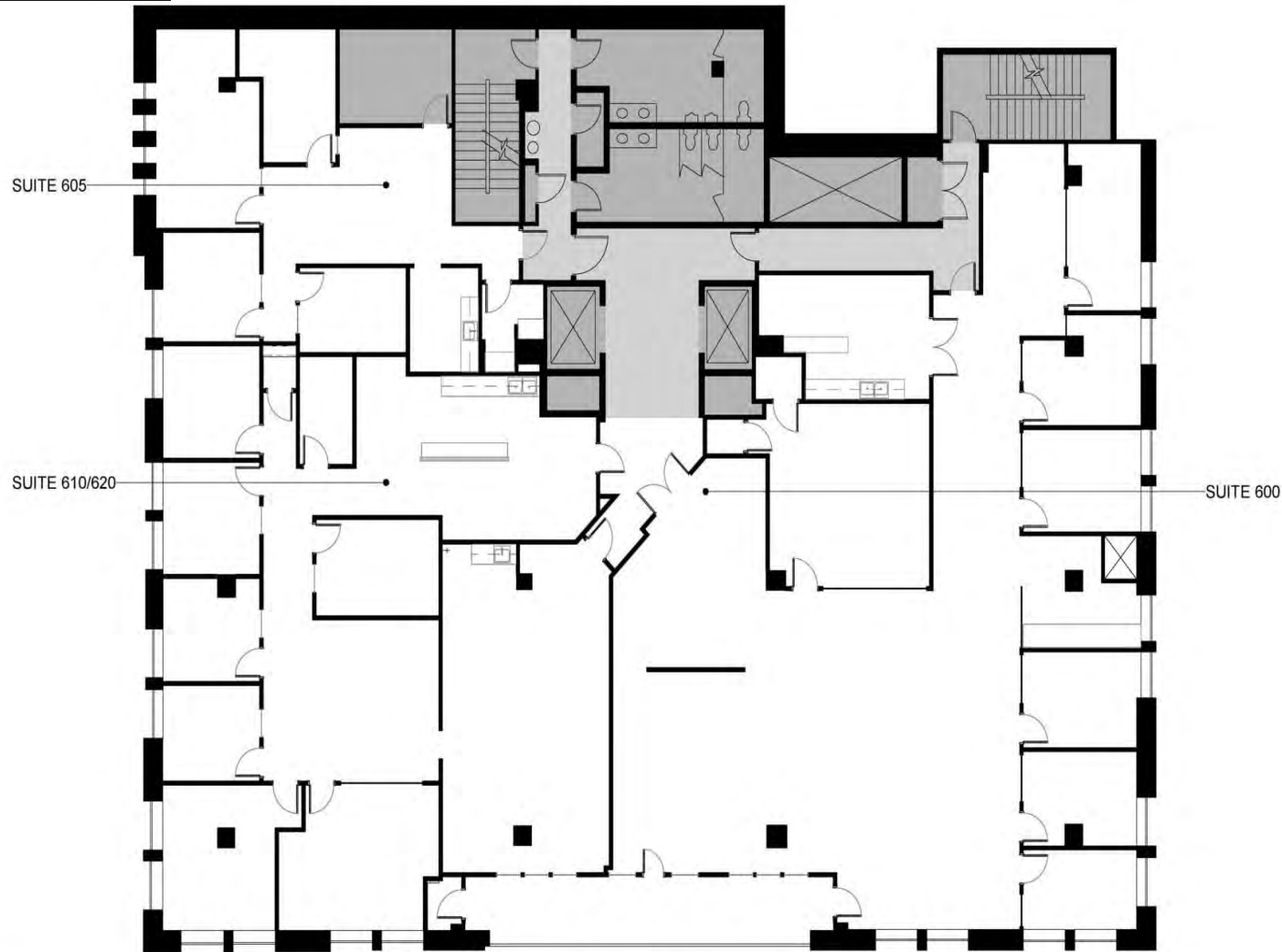


Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951

6th Floor Plan

Masonic Temple Building

535 16th St, Denver, CO 80202



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



For Lease

Masonic Temple Building

535 16th St, Denver, CO 80202

SUITE 600

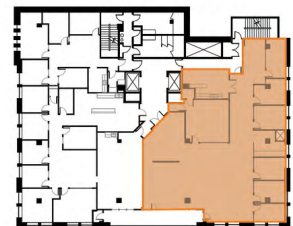
AVAILABLE SF:	4,972 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- 8 total offices, 7 on the glass
- Large open bullpen
- Kitchenette



Suite 600



KEY PLAN



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951





For Lease

Masonic Temple Building

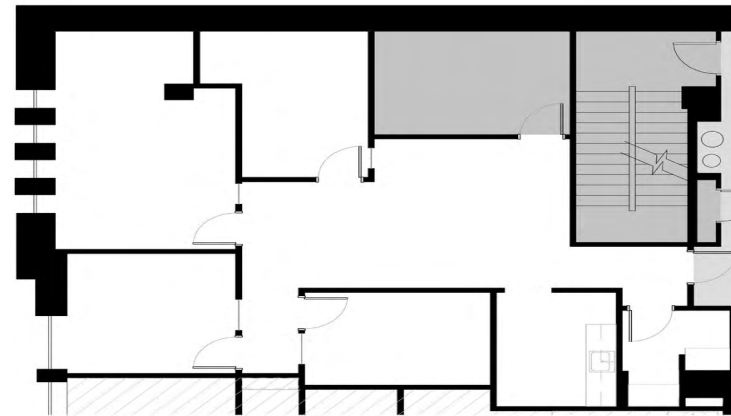
535 16th St, Denver, CO 80202

SUITE 605

AVAILABLE SF:	1,372 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- 5 offices, 2 on the glass
- Kitchenette



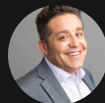
Suite 605



KEY PLAN



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



7th Floor Plan

Masonic Temple Building

535 16th St, Denver, CO 80202



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



For Lease

Masonic Temple Building

535 16th St, Denver, CO 80202

SUITE 700

AVAILABLE SF:	4,639 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- 4 offices, 2 on the glass
- Large open bullpen
- Kitchenette



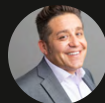
Suite 700



KEY PLAN



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951





For Lease

Masonic Temple Building

535 16th St, Denver, CO 80202

SUITE 727

AVAILABLE SF:	2,076 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- 8 Offices, 4 on the glass
- Kitchenette



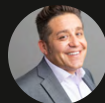
Suite 727



KEY PLAN



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951





For Lease

Masonic Temple Building

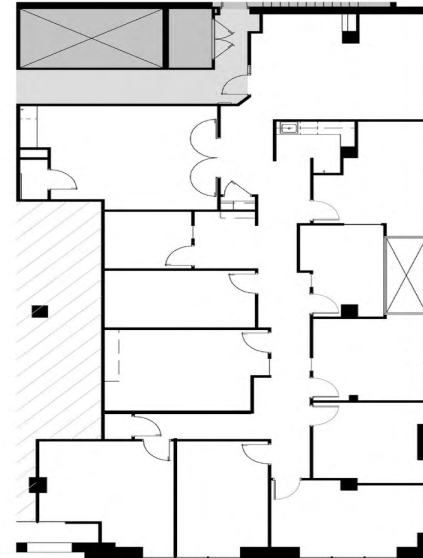
535 16th St, Denver, CO 80202

SUITE 750

AVAILABLE SF:	3,523 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- 9 Offices
- Kitchenette



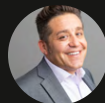
Suite 750



KEY PLAN



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



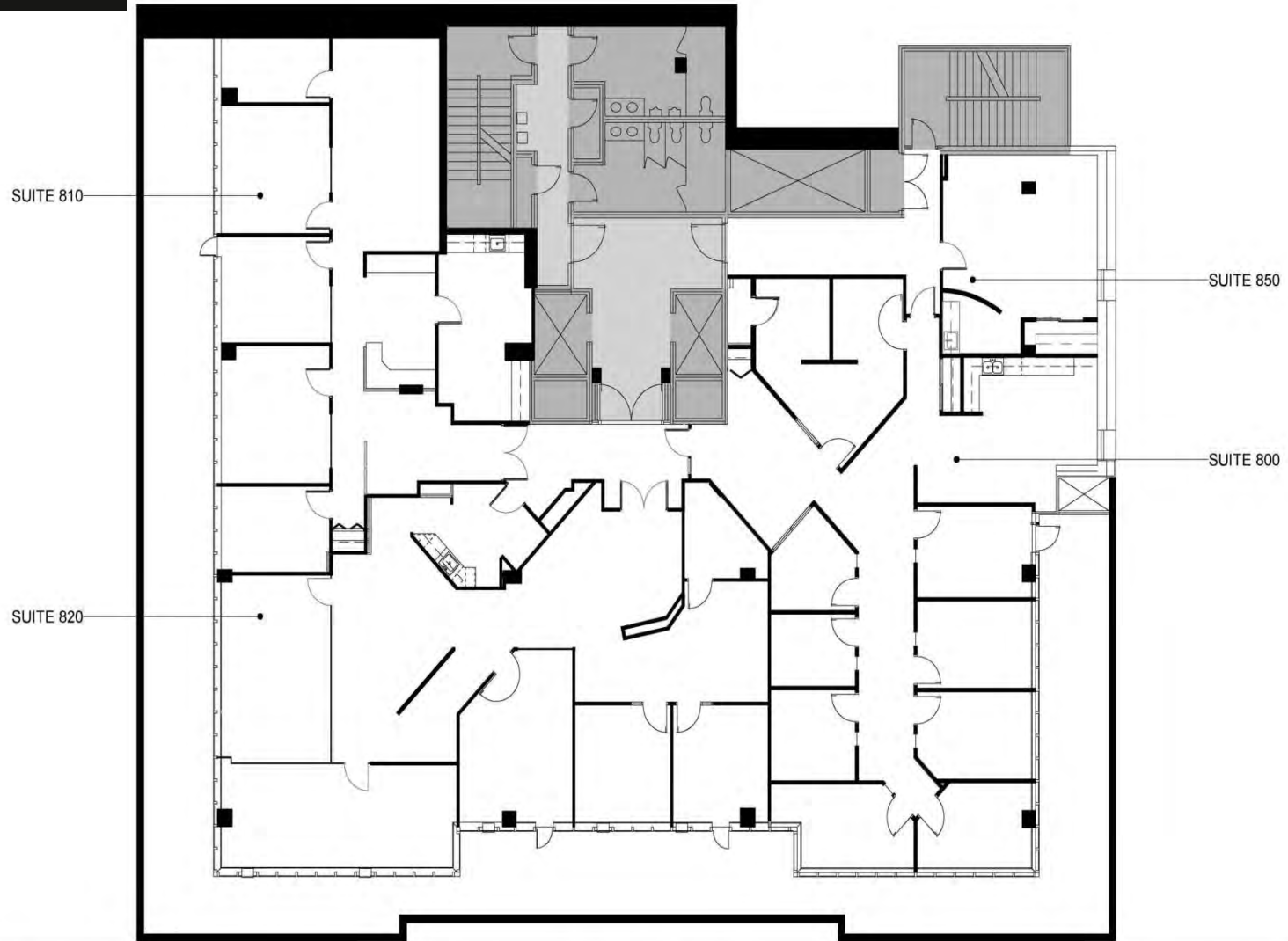
Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



8th Floor Plan

Masonic Temple Building

535 16th St, Denver, CO 80202



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



For Lease

Masonic Temple Building

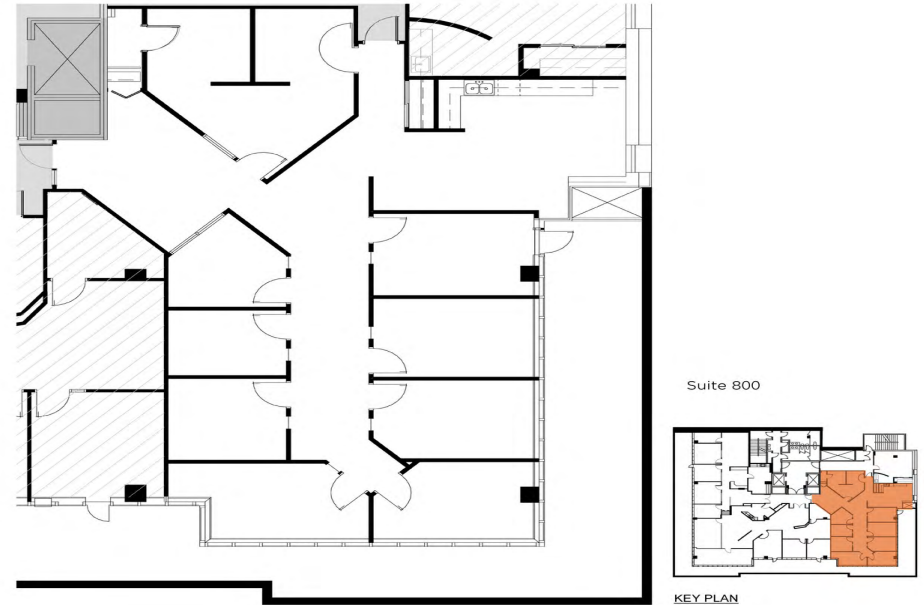
535 16th St, Denver, CO 80202

SUITE 800

AVAILABLE SF:	2,754 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- 8 Offices, 5 on the glass
- Kitchenette



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951





For Lease

Masonic Temple Building

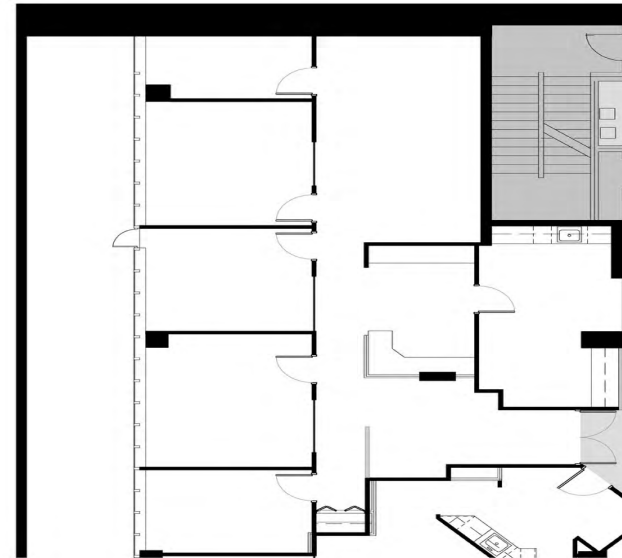
535 16th St, Denver, CO 80202

SUITE 810

AVAILABLE SF:	2,169 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Serviced
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- 6 Offices, 5 on the glass



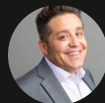
Suite 810



KEY PLAN



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951





For Lease

Masonic Temple Building

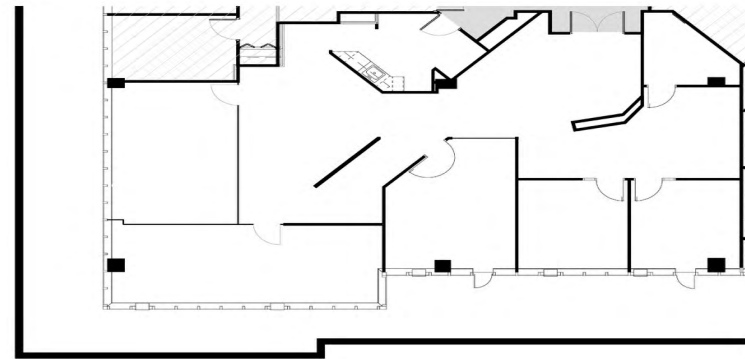
535 16th St, Denver, CO 80202

SUITE 820

AVAILABLE SF:	2,887 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- 6 offices, 5 on the glass
- Kitchenette



Suite 820



KEY PLAN



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951





For Lease

Masonic Temple Building

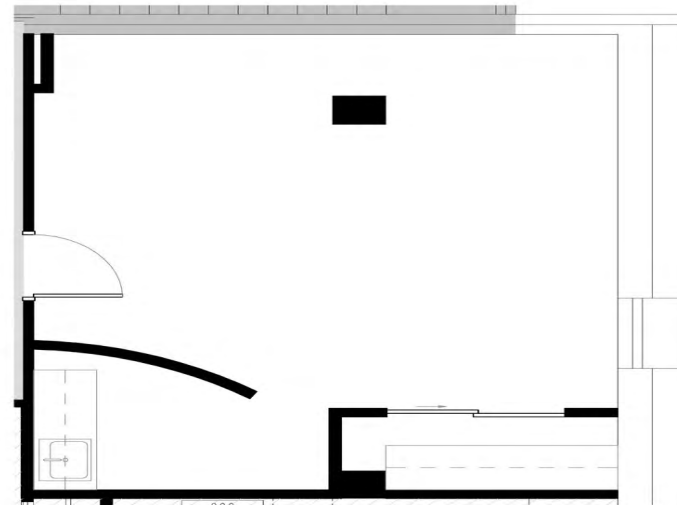
535 16th St, Denver, CO 80202

SUITE 850

AVAILABLE SF:	563 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- Open office



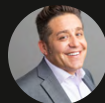
Suite 850



KEY PLAN



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



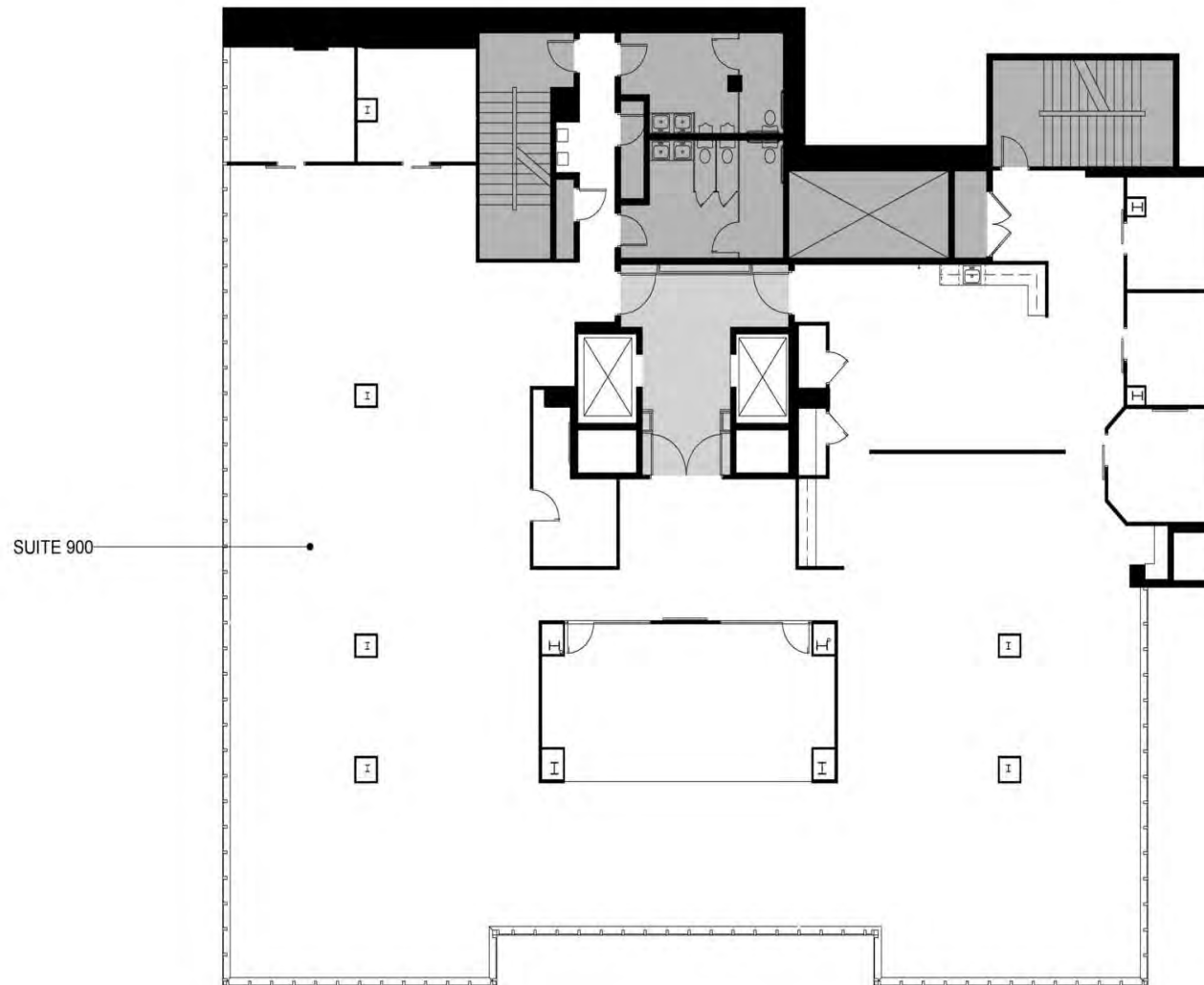
Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



9th Floor Plan

Masonic Temple Building

535 16th St, Denver, CO 80202



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



For Lease

Masonic Temple Building

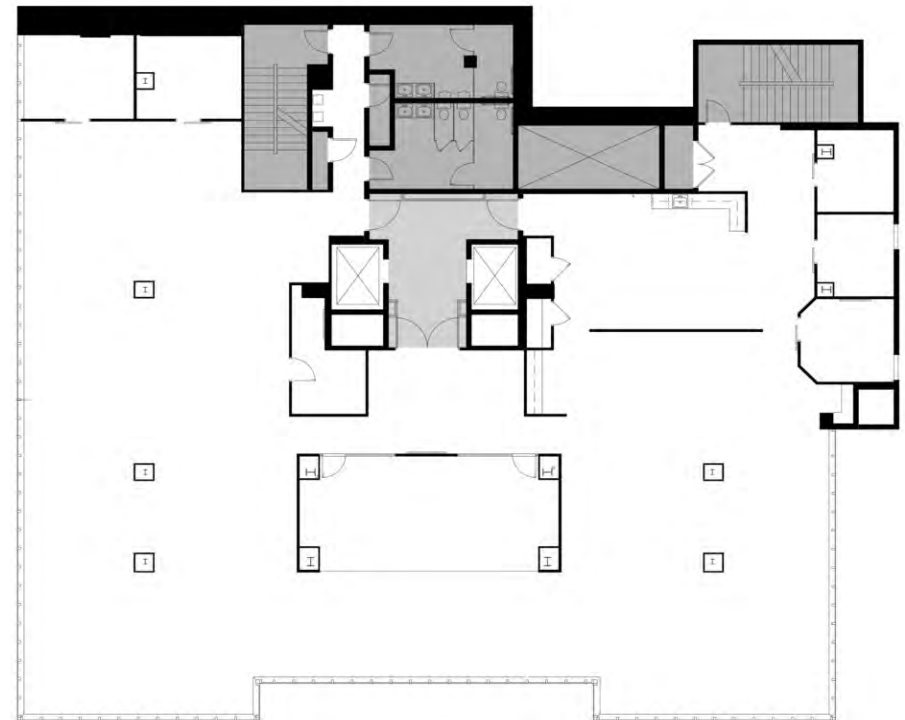
535 16th St, Denver, CO 80202

SUITE 900

AVAILABLE SF:	8,653 SF
LEASE RATE:	\$20 SF/yr
LEASE TYPE:	Full Service
DATE AVAILABLE:	Immediately

SUITE HIGHLIGHTS

- 5 Offices
- Large open floor plan
- Kitchenette
- Atrium-style top floor
- Suite is full top floor



Brian McCrie, MCR
Executive Director
O: 720.893.2834
brian.mccrie@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951





9th Floor Photos

Masonic Temple Building

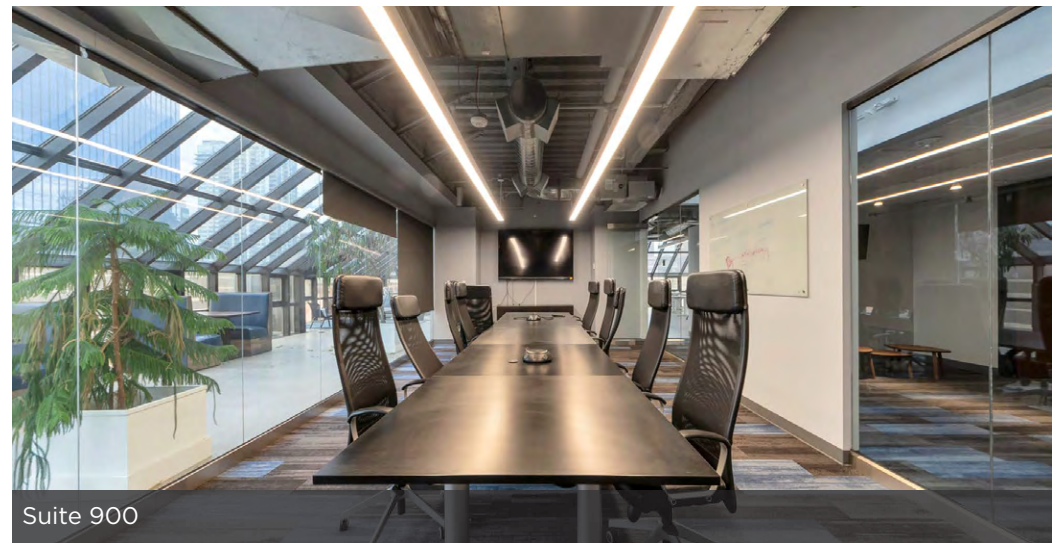
535 16th St, Denver, CO 80202



Suite 900



Suite 900



Suite 900



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



Downtown Return to Office Stats

Masonic Temple Building

535 16th St, Denver, CO 80202



August 2025 shows strong activity downtown.

August's total pedestrian traffic was 86% of the overall pedestrian traffic in August 2019. 86% is **+3%** percentage points higher than August 2024 and **+6%** percentage points higher than August 2023. The increase in people downtown is driven by visitors and residents, both of which are at or above pre-pandemic levels. In August, downtown's weekday employees were at 61% of 2019 levels, **+1%** percentage point above August 2024.



Downtown has welcomed 52 new ground-floor businesses since the start of 2025.

In August, 7 new businesses opened downtown. In addition to **Leroy's Bagels** and **Rab Equipment** opening on Platte St, **Kallisto Modern Mediterranean** opened its doors near the Denver Performing Arts Center, **Trybal: An African Speakeasy** at 17th and Champa, **Spirit Halloween** in the Pavilions, **Pig and Tiger** at 22nd and California, **Urban Egg** in the Triangle building near Union Station.

Blend.Co and **Devil's Drink** will open their doors in September.



Downtown hotel market sees drop in RevPAR and occupancy year-over-year.

In July, the downtown hotel RevPAR (revenue per available room) was \$159, and occupancy was 73%. Occupancy was **-5%** percentage points below July 2024. RevPAR was down **-\$19** between July 2025 to July 2024. Hotel demand in Downtown Denver is driven by conventions and large events, which historically fall during winter and holiday months and pick back up in the spring and summer months.

Hotel Market data will be updated on the 21st of each month



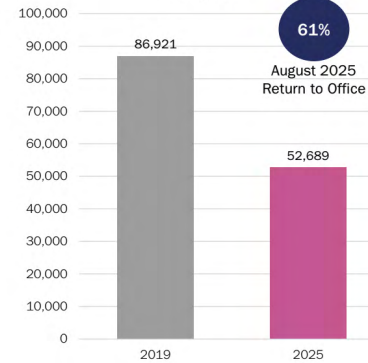
Residents continue to choose downtown living.

Total occupied apartment units have increased by **+880 units** downtown and **+1,815 units** in the center city in 2025. Both areas multi-family inventory are nearly 89% occupied, proving that demand is strong in the urban core.

Note: Placer.ai data will be transitioning as their platform updates. Placer researched its employee detection logic and improved its model. The new data released represents a more accurate version of its model, resulting in changes to employee visitation metrics and impacting past reporting. All data has been updated to reflect these changes and callouts are included throughout the report. Please reach out with any further questions!

Pedestrian Traffic: August 2025 RTO increased +1% from August 2024

Average Weekday Employees Working in Downtown Denver in August



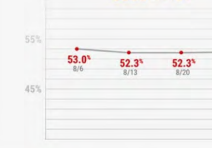
KASTLE BACK TO WORK BAROMETER

Weekly Occupancy Report from Kastle Access Control System Data

91.25

BAROMETER THIS WEEK

52.4%
10 CITY AVERAGE
OCCUPANCY

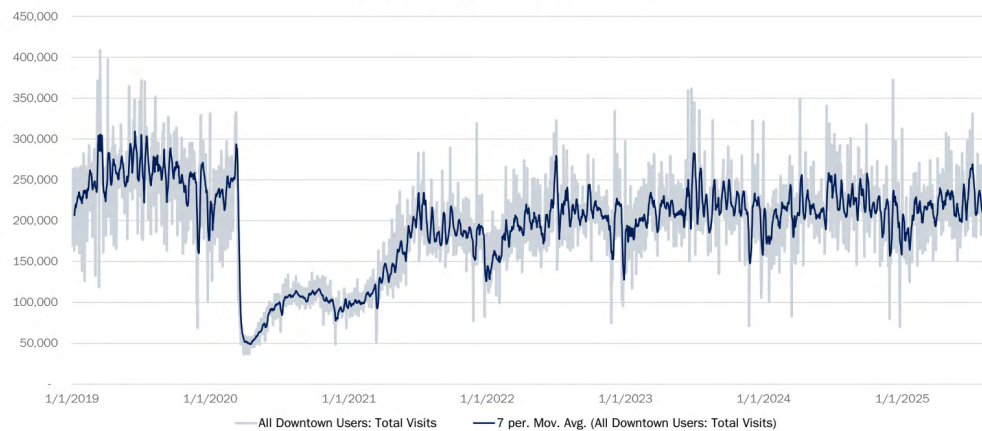


	Wed 8/20	Wed 8/27	% Change
New York metro	46.6%	44.1%	2.5%
Washington D.C. metro	48.0%	49.3%	1.4%
Austin metro	68.8%	70.8%	1.2%
San Jose metro	49.0%	50.0%	1.0%
Chicago metro	56.8%	56.3%	0.6%
Dallas metro	60.3%	60.8%	0.5%
Philadelphia metro	41.4%	40.9%	0.5%
Los Angeles metro	48.3%	48.6%	0.3%
San Francisco metro	41.8%	42.1%	0.3%
Houston metro	61.6%	61.5%	0.1%
Average of 10	52.3%	52.4%	0.1%

Kastle customers are in more than 2,600 buildings in 138 cities. The Barometer reflects samples of Kastle access controls from the top 10 cities, averaged weekly. It summarizes recent weekday morning activity among our business partners, not a national statistical sample.
*As of 8/27/2025, Kastle moved from daily to weekly data reporting to provide a more robust and comprehensive picture of office occupancy. We have also recalculated data back to the start of the time series for consistency. This has only a marginal impact on most cities and the national average.

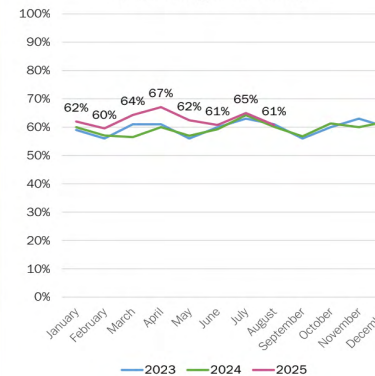
Pedestrian Traffic: Average Activity

All Downtown Users: Total Visits



Return to Office: 2025 outperforming 2024 monthly trends

Weekday Return to Office Rate (excluding weekends)



Source: Placer.ai/Kastle Denver Geography: Downtown Denver

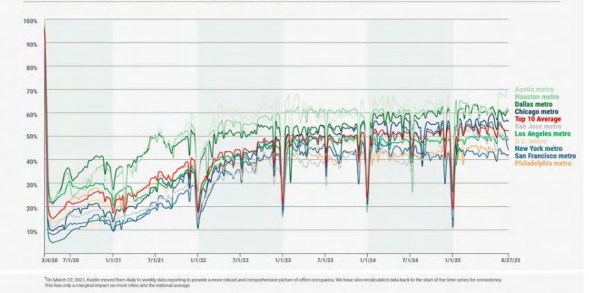


KASTLE BACK TO WORK BAROMETER

Weekly Occupancy Report from Kastle Access Control System Data

91.25

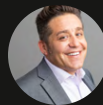
OCCUPANCY OVER TIME - MARCH 4, 2020 TO AUGUST 27, 2025



*As of 8/27/2025, Kastle moved from daily to weekly data reporting to provide a more robust and comprehensive picture of office occupancy. We have also recalculated data back to the start of the time series for consistency. This has only a marginal impact on most cities and the national average.



Brian McCririe, MCR
Executive Director
O: 720.893.2834
brian.mccririe@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951



For Lease

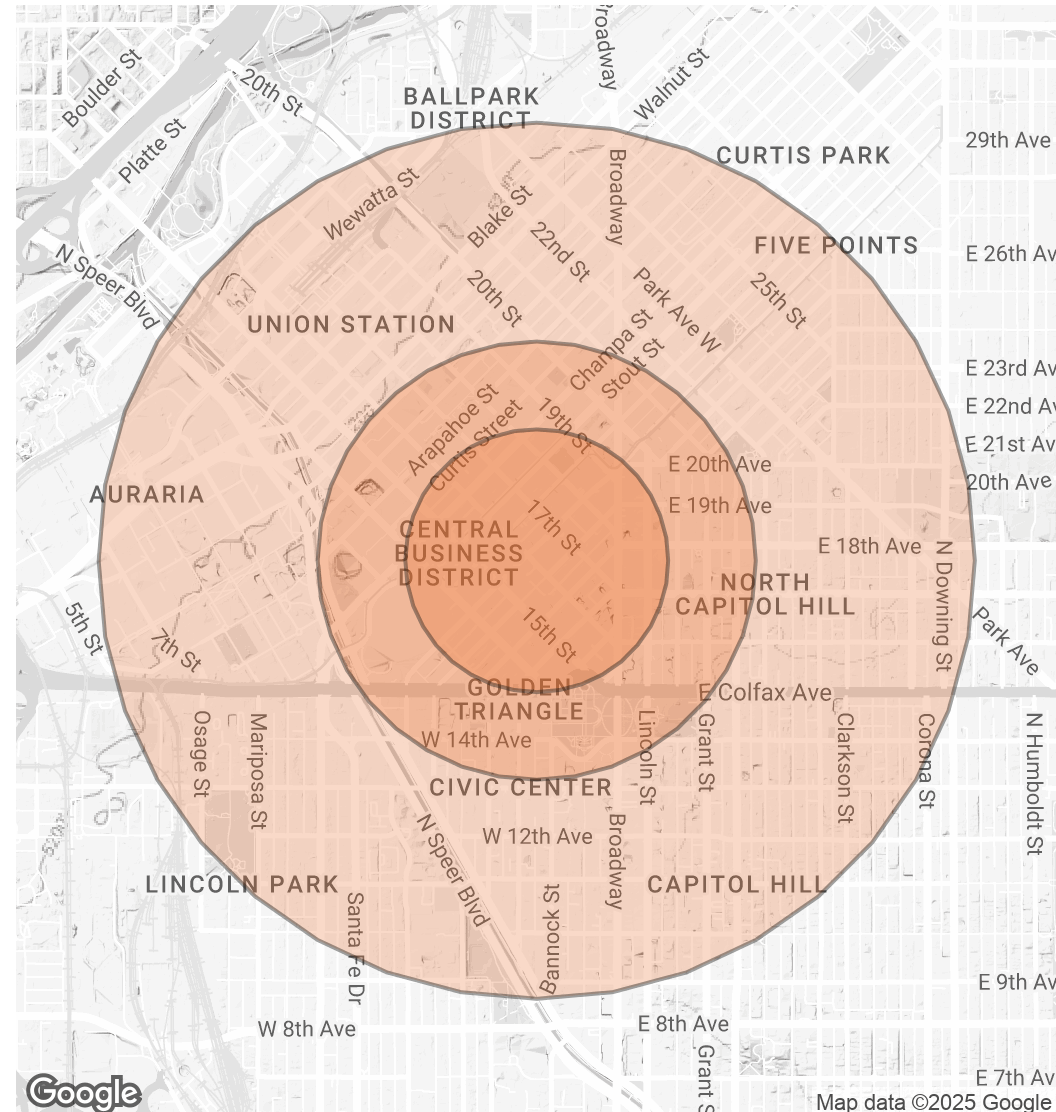
Masonic Temple Building

535 16th St, Denver, CO 80202

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,442	10,777	49,800
AVERAGE AGE	41	40	38
AVERAGE AGE (MALE)	42	40	39
AVERAGE AGE (FEMALE)	40	39	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,052	6,425	30,502
# OF PERSONS PER HH	1.7	1.7	1.6
AVERAGE HH INCOME	\$151,194	\$125,859	\$118,309
AVERAGE HOUSE VALUE	\$789,598	\$784,681	\$779,470

Demographics data derived from AlphaMap



Google

Map data ©2025 Google



Brian McCrie, MCR
Executive Director
O: 720.893.2834
brian.mccrie@svn.com
CO #EA100031562



Peter O'Bryan
Advisor
O: 720.696.0621
peter.obryan@svn.com
CO #FA100098951

