



# Now Leasing

unique spaces for work,  
creativity and collaboration!

LEASING:

**NAI** Shames Makovsky

**Ana Sandomire**

303 565 3029

asandomire@shamesmakovsky.com

**Peter Knisely**

720 881 7534

pknisely@shamesmakovsky.com

**the sudler**

1576 N. Sherman Street





Fully restored and reimagined Mid Century office building by architect James Sudler in Denver's Capitol Hill/Uptown neighborhood.

LEASING:

**NAI Shames Makovsky**

**Ana Sandomire**

303 565 3029  
asandomire@shamesmakovsky.com

**Peter Knisely**

720 881 7534  
pknisely@shamesmakovsky.com

- Onsite Blue Sparrow coffee shop and gym
- Steps away from Colorado State Capitol, Civic Center Park, 16th Street mall
- Walking distance to public transportation
- Close to many of Denver's best bars & restaurants
- Fully furnished, move-in ready, private suites from 550 to 4,800+ sq. ft.
- Flexible lease terms from 3 months+
- Suites available to share and rent specific days/wk e.g., Mondays and Thursdays, or Wednesday only

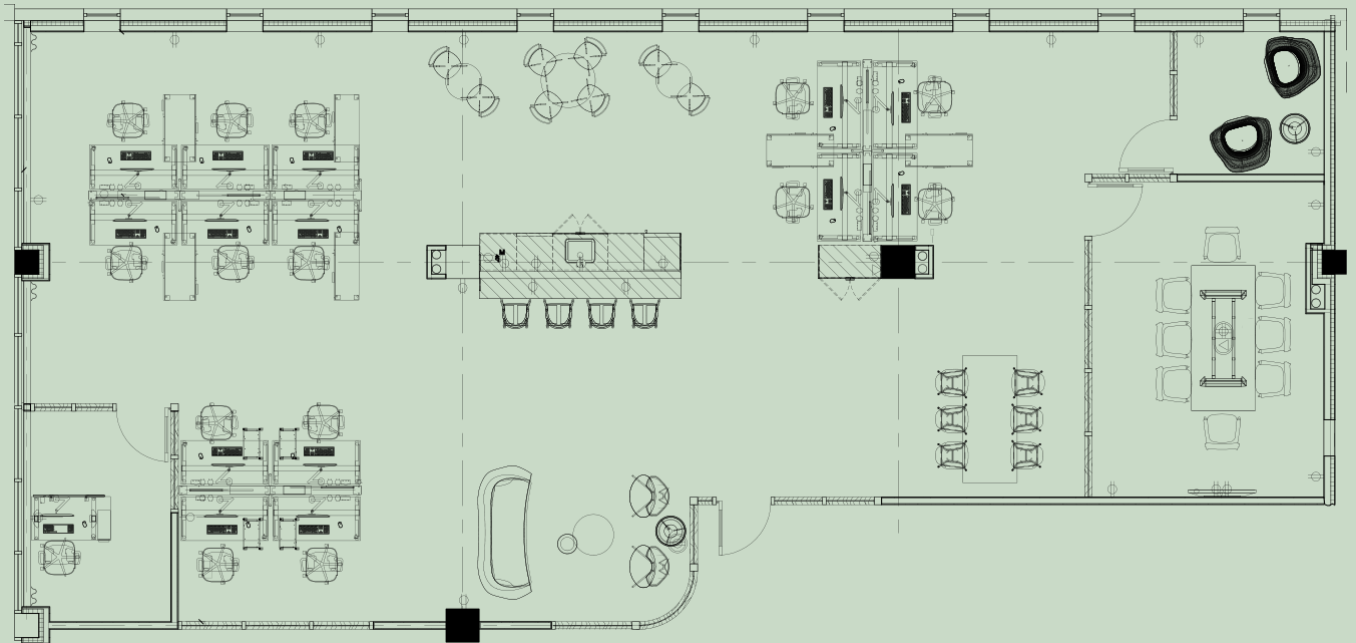
**the sudler**  
1576 N. Sherman Street

SUITE INFORMATION

# Suite 130

<b>SIZE</b>	<b>2,589 SF</b>
<b>PRIVATE OFFICES</b>	<b>1</b>
<b>DEDICATED DESKS</b>	<b>14</b>
<b>ADDITIONAL FLEX SEATING</b>	<b>6+</b>
<b>MONTHLY RENT</b>	<b>\$10,000</b>

- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Communal worktable
- Breakout room
- Printing/admin center
- Fully stocked kitchenette with seating
- Herman Miller sit-to-stand desks & task chairs
- Mooi and Moroso lounges
- Turntable and starter pack of vinyl



**Ana Sandomire**

303 565 3029

asandomire@shamesmakovsky.com

**Peter Knisely**

720 881 7534

pknisely@shamesmakovsky.com

**the sudler**

1576 N. Sherman Street, Suite 130

SUITE INFORMATION

# Suite 130

SIZE **2,589 SF**

PRIVATE OFFICES **1**

DEDICATED DESKS **14**

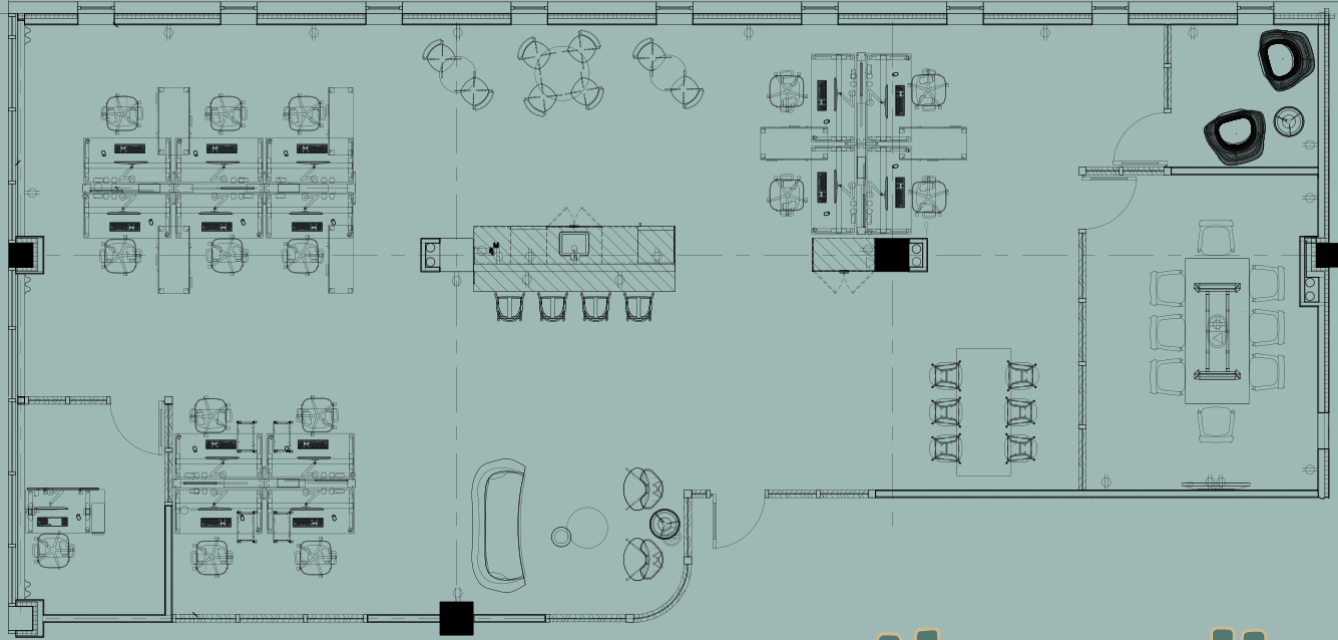
ADDITIONAL FLEX SEATING **6+**

MONTHLY RENT - 1 DAY/WK  
TUE, WED, OR THUR **\$4,550**

MONTHLY RENT - 2 DAYS/WK  
ADD MON OR FRI **\$5,200**

- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Communal worktable
- Breakout room
- Printing/admin center
- Fully stocked kitchenette with seating
- Herman Miller sit-to-stand desks & task chairs
- Mooi and Moroso lounges
- Turntable and starter pack of vinyl

**SHARED USE TO REDUCE COST  
AND COINCIDE WITH YOUR IN-  
OFFICE POLICY**



**Ana Sandomire**  
303 565 3029  
asandomire@shamesmakovsky.com

**Peter Knisely**  
720 881 7534  
pknisely@shamesmakovsky.com

**the sudler**  
1576 N. Sherman Street, Suite 130



SUITE INFORMATION

# Suite 210

SIZE

1,587 SF

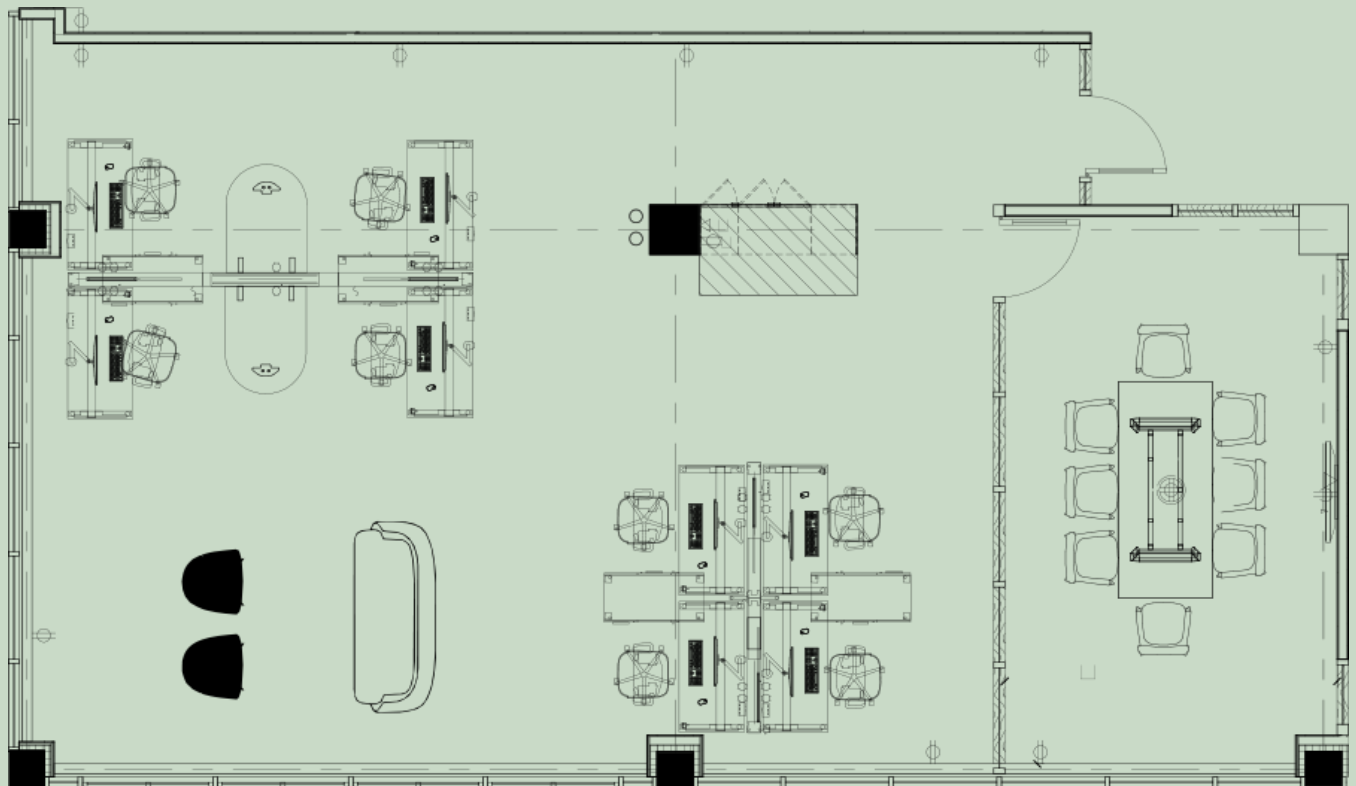
DEDICATED DESKS

8

MONTHLY RENT

\$6,000

- Corner unit
- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs
- Moroso lounge area



Ana Sandomire

303 565 3029

asandomire@shamesmakovsky.com

Peter Knisely

720 881 7534

pknisely@shamesmakovsky.com

**the sudler**

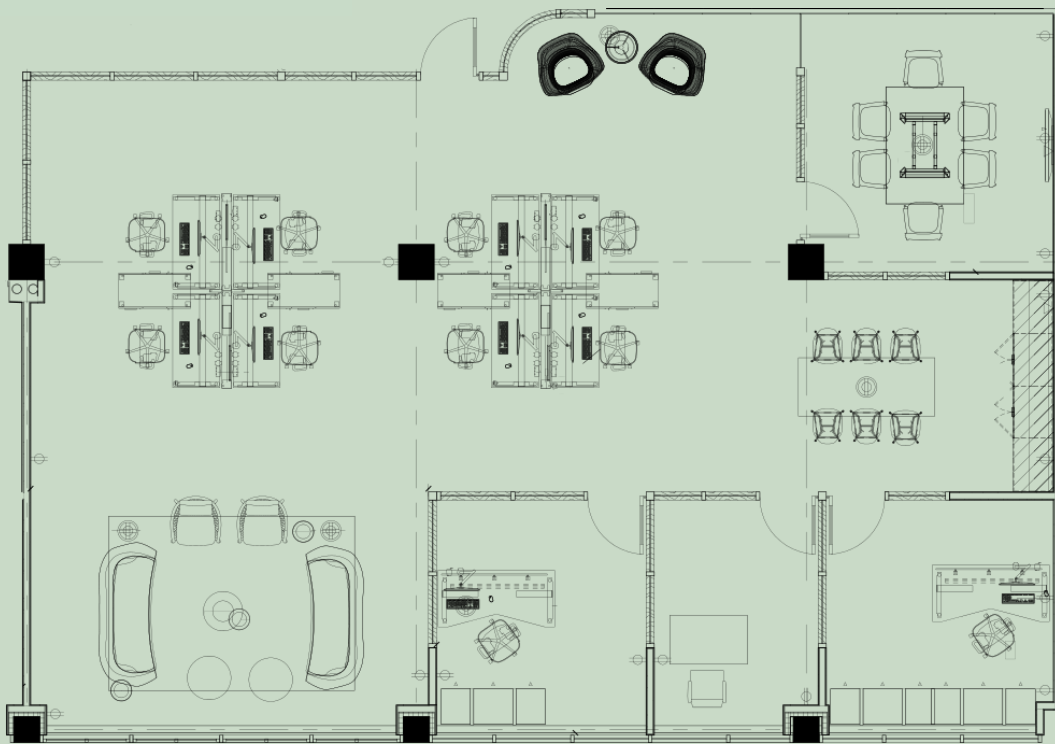
1576 N. Sherman Street, Suite 210

SUITE INFORMATION

# Suite 220

<b>SIZE</b>	<b>2,326 SF</b>
<b>PRIVATE OFFICES</b>	<b>3</b>
<b>DEDICATED DESKS</b>	<b>8</b>
<b>ADDITIONAL FLEX SEATING</b>	<b>6+</b>
<b>MONTHLY RENT</b>	<b>\$8,750</b>

- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs
- Moroso lounge area
- Turntable and starter pack of vinyl



**Ana Sandomire**

303 565 3029

asandomire@shamesmakovsky.com

**Peter Knisely**

720 881 7534

pknisely@shamesmakovsky.com

**the sudler**

1576 N. Sherman Street, Suite 220

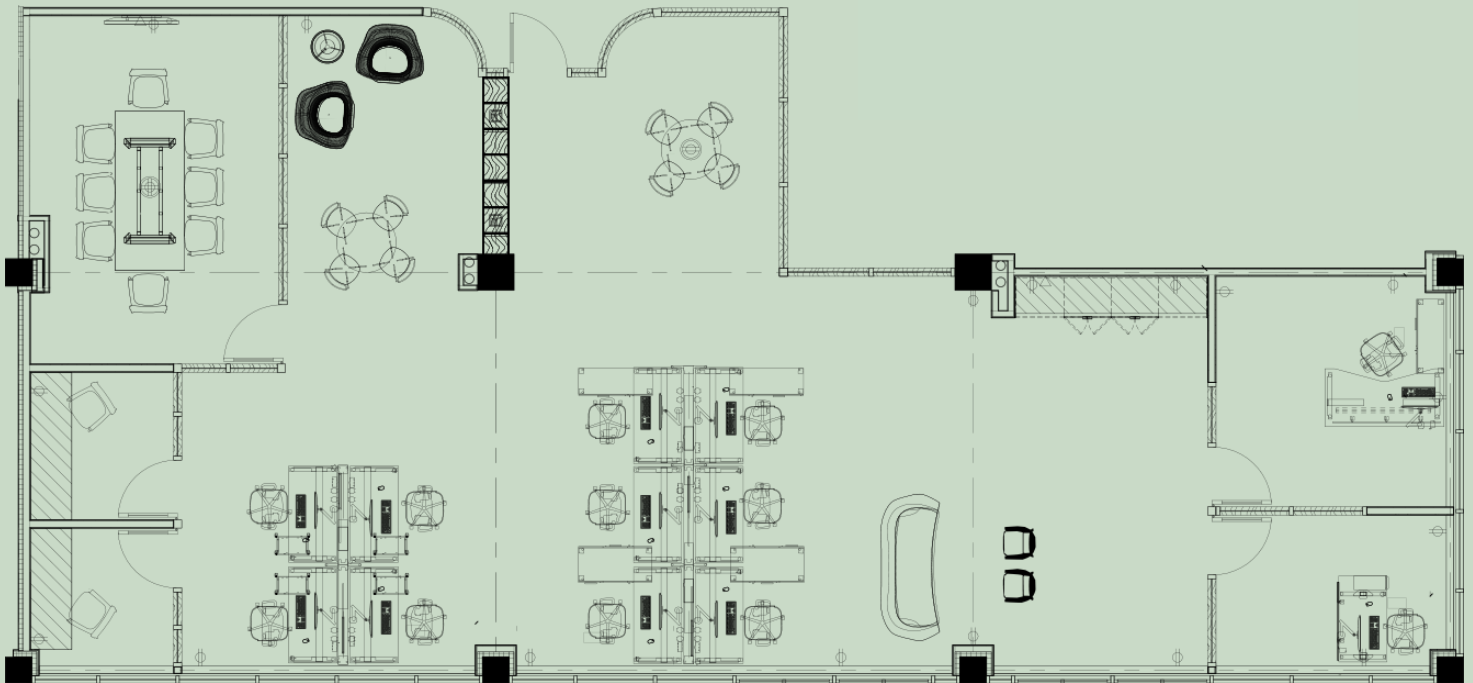


SUITE INFORMATION

# Suite 230

SIZE	<b>2,401 SF</b>
PRIVATE OFFICES	<b>2</b>
DEDICATED DESKS	<b>10</b>
ADDITIONAL FLEX SEATING	<b>4+</b>
MONTHLY RENT	<b>\$9,000</b>

- Corner unit
- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs
- Moroso lounge area



**Ana Sandomire**

303 565 3029

asandomire@shamesmakovsky.com

**Peter Knisely**

720 881 7534

pknisely@shamesmakovsky.com

**the sudler**

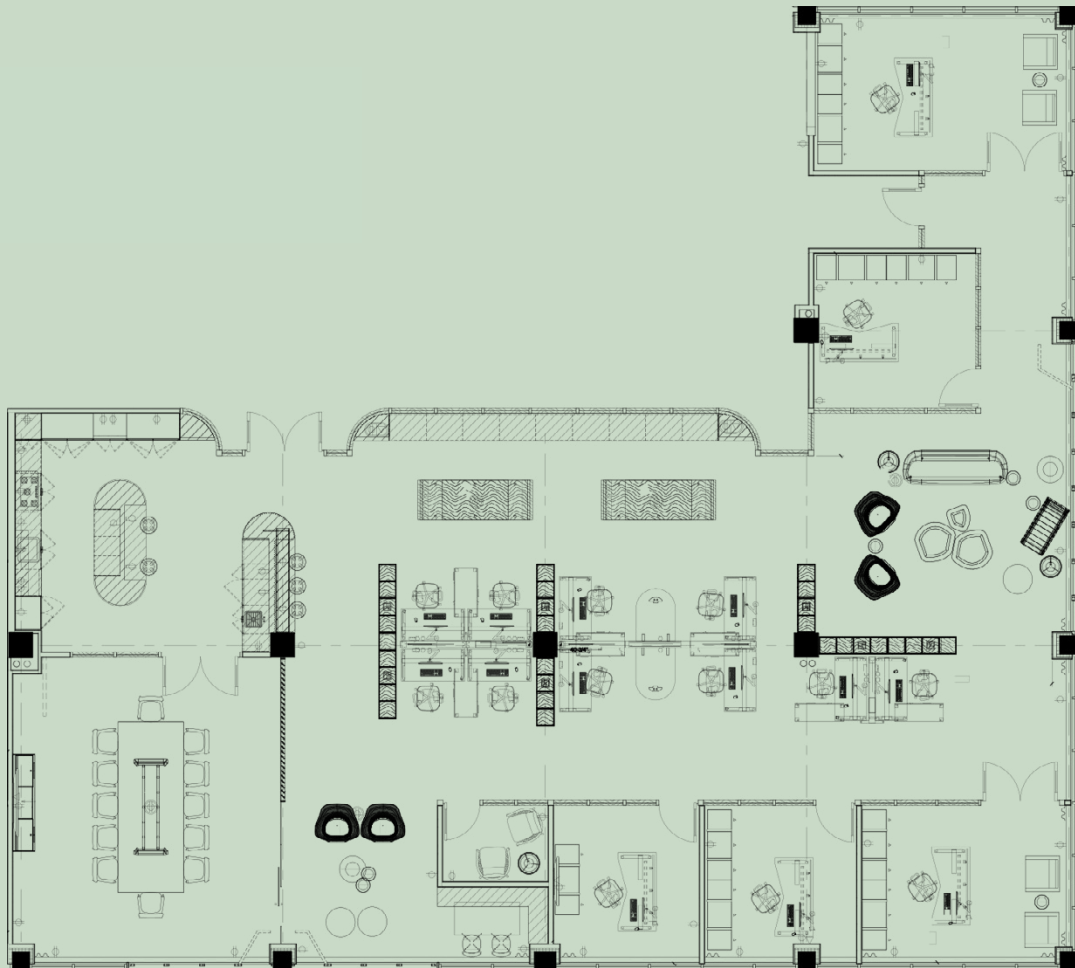
1576 N. Sherman Street, Suite 230

SUITE INFORMATION

# Suite 300

<b>SIZE</b>	<b>4,861 SF</b>
<b>PRIVATE OFFICES</b>	<b>5</b>
<b>DEDICATED DESKS</b>	<b>10</b>
<b>ADDITIONAL FLEX SEATING</b>	<b>6+</b>
<b>MONTHLY RENT</b>	<b>\$18,500</b>

- Corner unit
- Fiber internet
- Conference rooms with 75" and 65" displays, wireless conferencing & presentation system with camera
- Fully stocked gourmet kitchen
- Bar and bar seating area
- Breakout room
- Printing/admin center
- Herman Miller sit-to-stand desks & chairs
- Mooi and Moroso lounges
- Turntable and starter pack of vinyl



**Ana Sandomire**

303 565 3029

asandomire@shamesmakovsky.com

**Peter Knisely**

720 881 7534

pknisely@shamesmakovsky.com

**the sudler**

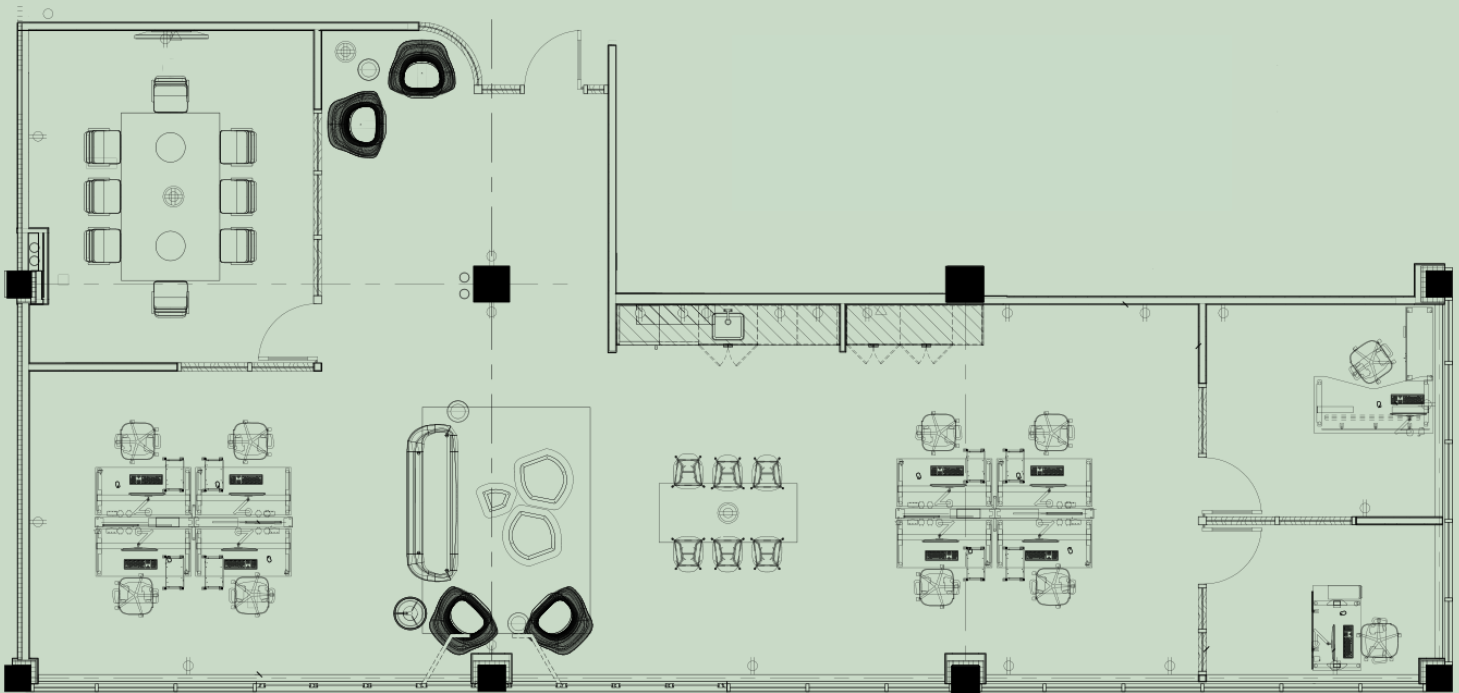
1576 N. Sherman Street, Suite 300

SUITE INFORMATION

# Suite 330

<b>SIZE</b>	<b>2,222 SF</b>
<b>PRIVATE OFFICES</b>	<b>2</b>
<b>DEDICATED DESKS</b>	<b>8</b>
<b>ADDITIONAL FLEX SEATING</b>	<b>6+</b>
<b>MONTHLY RENT</b>	<b>\$8,400</b>

- Corner unit
- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Communal worktable
- Breakout room
- Printing/admin center
- Fully stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs
- Mooi and Moroso lounges



**Ana Sandomire**

303 565 3029

asandomire@shamesmakovsky.com

**Peter Knisely**

720 881 7534

pknisely@shamesmakovsky.com

**the sudler**

1576 N. Sherman Street, Suite 330