

FOR LEASE

1559 S BROADWAY UNIT 1 | DENVER, CO 80210



FLEX SPACE IN PLATT PARK

6,160 SF
AVAILABLE SPACE

\$19.00/SF
LEASE RATE

NNN
SERVICE TYPE

\$11.75/SF
NNN EXPENSES

1559 S Broadway presents a rare opportunity to acquire a fully improved, highly adaptable retail property along one of Denver's most dynamic commercial corridors. Built in 1955 and substantially updated in 2021 with over \$300K in improvements, this 6,160 SF flex space offers exceptional flexibility.

Unit 2 offers a large open space ideal for a gym, studio, or creative flex user, with lockers, ADA restrooms, 12-14 ft clear height, roll-up door, and an upstairs office/storage area with a full bathroom and shower. The property features front and rear parking for 14 vehicles, a rarity along South Broadway.

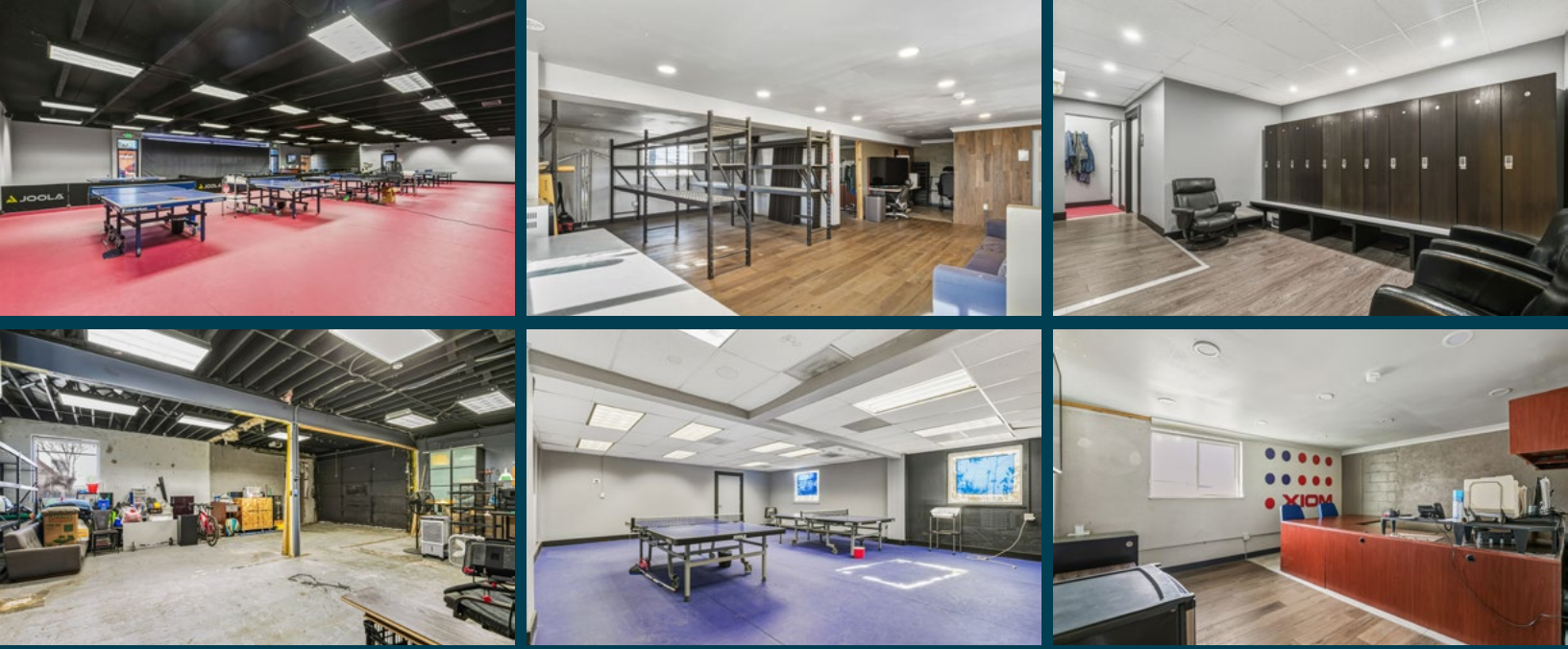
Strategically positioned on the prime South Broadway corridor, the property benefits from constant foot and vehicle traffic, strong visibility, and proximity to I-25 and Santa Fe Drive. The surrounding area is experiencing robust residential and mixed-use development, enhancing both tenant demand and long-term property value. The site's location near Overland, Platt Park, Englewood, and Downtown Denver provides convenient access to major employment centers and amenities.

PROPERTY OVERVIEW

GBA	6,160
RENT/SF/YR	\$19/SF
SERVICE TYPE	NNN
PARKING	PARKING LOT 14 SPACES
ZONING	U-MS-3

PROPERTY HIGHLIGHTS

- Large open space. Great for a gym user
- Lockers
- ADA restrooms
- 12-14 ft clear height
- 12 x 12 roll up door
- Upstairs off/storage space with full bathroom and shower



PLATT PARK AREA OVERVIEW

Platt Park sits just south of central Denver, offering a lifestyle that feels connected yet removed from downtown’s pace. With convenient access to transit and major routes, residents enjoy easy commuting while having most daily needs close to home. The neighborhood is defined by its mix of local dining, boutique retail, and everyday amenities, all within a walkable, community-oriented setting. A blend of historic homes and newer construction adds character, while tree-lined streets and generous outdoor space create a more relaxed residential feel. Proximity to major parks, along with a local community park, further enhances its appeal.

	1 MILE	2 MILES	3 MILES
2024 TOTAL POPULATION	15,854	75,336	179,185
# OF HOUSEHOLDS	7,140	33,353	81,496
AVG HH	\$144,502	\$126,738	\$113,161

- Prime South Broadway corridor surrounded by restaurants, breweries, and boutique retail
- Minutes to I-25 and Santa Fe Drive for convenient regional access
- Strong residential density and new multifamily developments nearby
- High daily traffic counts and strong street presence
- Ample parking and alley access—rare for this corridor
- Close proximity to Overland and Platt Park neighborhoods, Englewood, and downtown Denver



FOR MORE INFORMATION, PLEASE CONTACT

AMANDA WEAVER
 SENIOR ADVISOR
 720.408.1195
 AMANDA@PINNACLEAREA.COM