

denver tower



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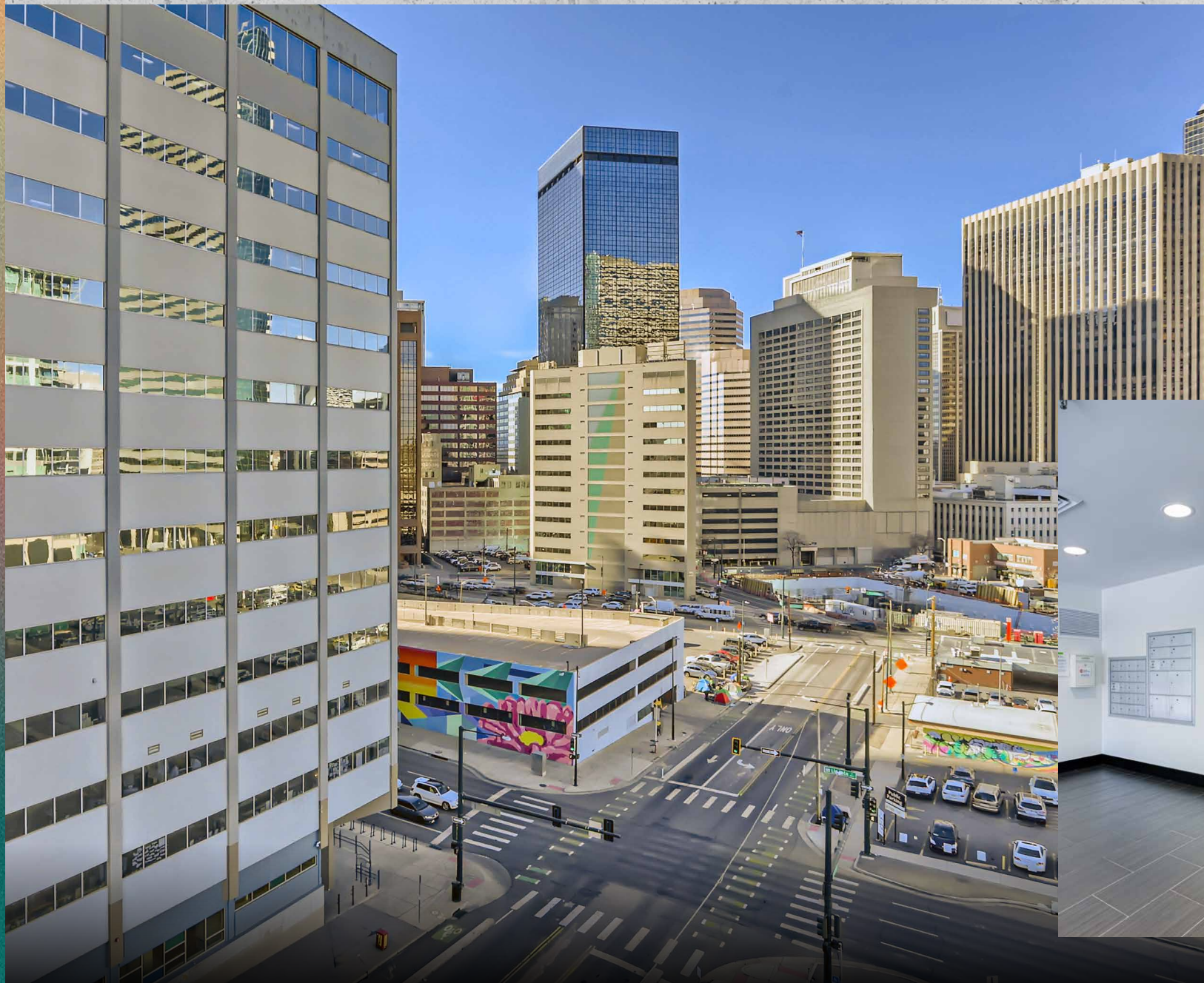
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1905 SHERMAN STREET | DENVER, CO 80203



where uptown meets downtown

surrounded by opportunity



Find your next office at Denver Tower! This 10-story building is just blocks from the State Capitol. Choose from move-in ready suites or build-to-suit. Corner units boast private balconies and sweeping city views. You'll be steps from great dining, retail, and transit, with covered parking and modern amenities to support your team's success.



- + MODERN LOBBY AND UPDATED COMMON AREAS
- + 3 PRIVATE BALCONIES ON EVERY FLOOR
- + FLEXIBLE FLOOR PLANS
- + EXCELLENT LOCATION FOR COMMUTERS OF ALL TYPES
- + 1.2/1000 PARKING RATIO (\$160/MONTH RESERVED COVERED PARKING IN ATTACHED SECURED GARAGE)

details that make the

space shine



PRIVATE BALCONIES WITH
SWEEPING CITY VIEWS



SHOWER ROOM
WITH LOCKERS



ADVANCED CARD KEY
SECURITY SYSTEM

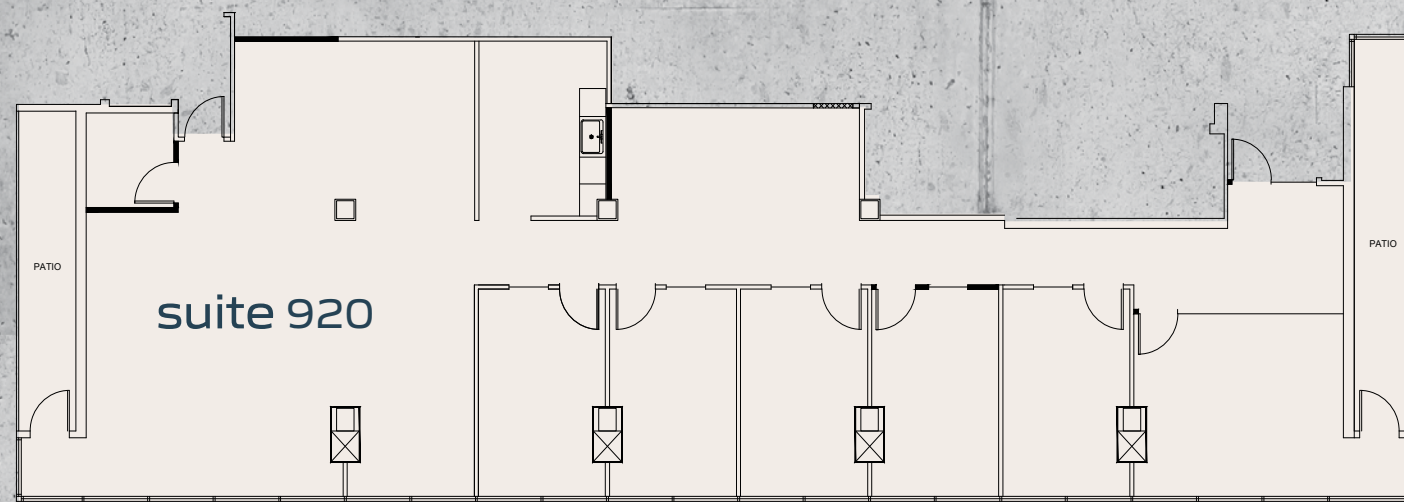


SECURE ON-SITE
STORAGE

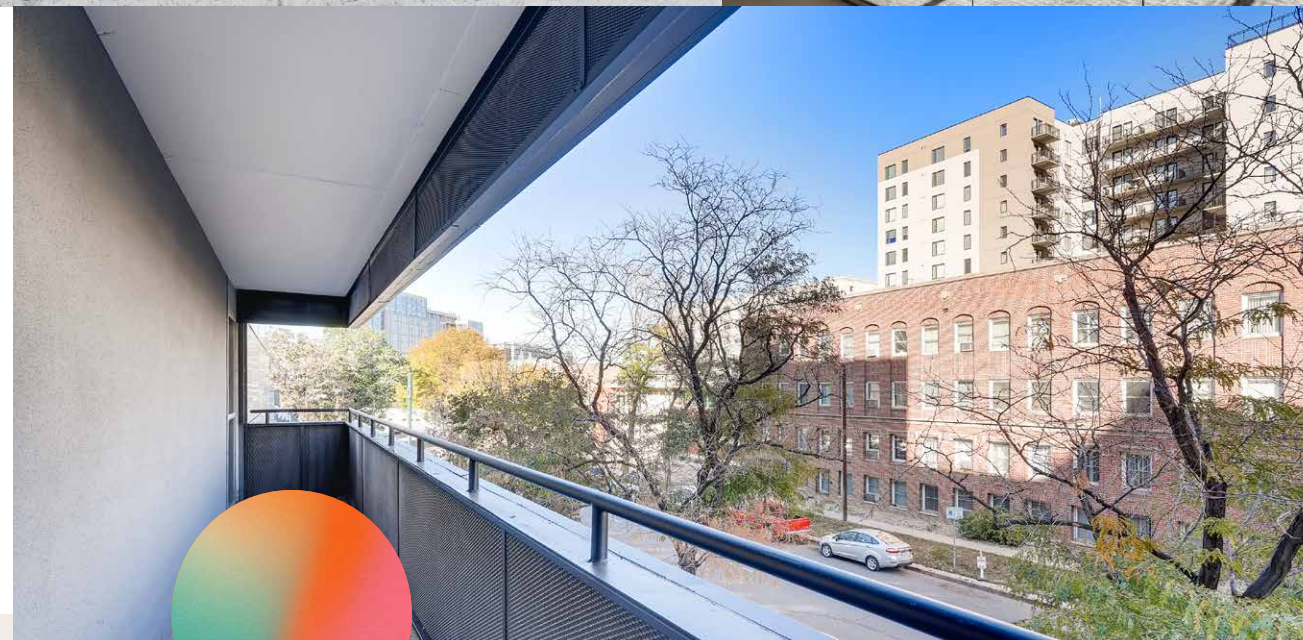
- + BUILDING SIZE: 58,743 SF
- + FLOORS: 10
- + YEAR BUILT/RENOVATED: 1963 / 2019
- + LEASE RATE: \$22.00 - \$23.00/ SF FSG



flexible layouts & limitless possibilities



- + 3,640 SF SPEC SUITE
- + TWO PRIVATE BALCONIES
- + FIVE PERIMETER OFFICES
- + CONFERENCE ROOM
- + BREAK ROOM
- + OPEN AREA FOR CUBICLES

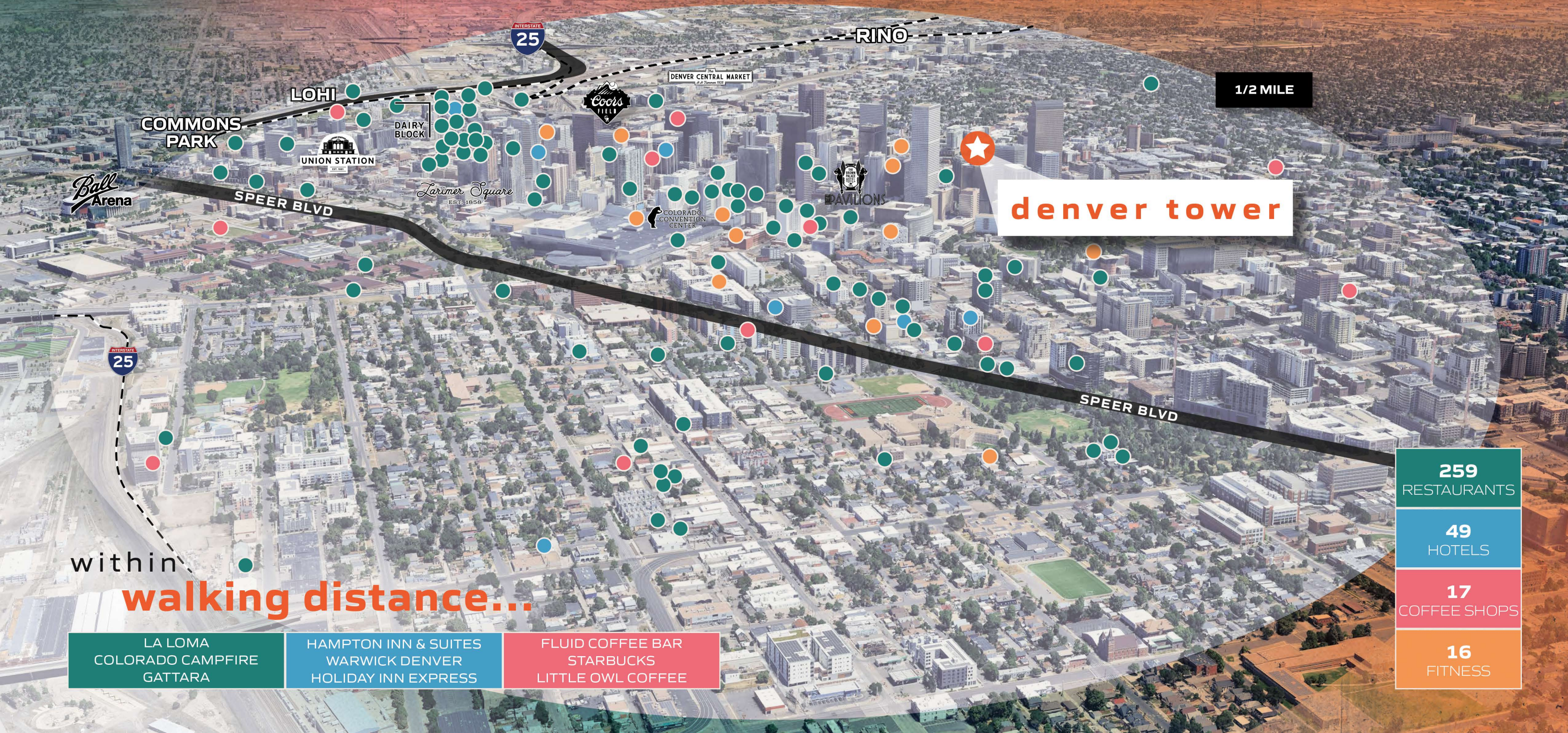


beyond the building lies

endless connection

Ideally located at the edge of downtown, Denver Tower offers seamless access to a wide range of dining, hospitality, and transit options. Surrounded by a vibrant, growing community, the neighborhood blends energy, convenience, and connectivity—making it a smart choice for forward-looking businesses.

DISTANCE	2024 POPULATION	2029 EXPECTED POPULATION	BACHELORS DEGREE OR HIGHER
1 mi	33,313	54,091	56%
3 mi	258,716	244,722	60%
5 mi	523,257	489,443	53%



within
walking distance...

- LA LOMA

COLORADO CAMPFIRE

GATTARA
- HAMPTON INN & SUITES

WARWICK DENVER

HOLIDAY INN EXPRESS
- FLUID COFFEE BAR

STARBUCKS

LITTLE OWL COFFEE

- 259

RESTAURANTS
- 49

HOTELS
- 17

COFFEE SHOPS
- 16

FITNESS

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CUSHMAN &
WAKEFIELD

Sherman