



# For Lease

Available July 2024

**the sudler**

1576 Sherman Street



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

- 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 Sherman Street

## SUITE INFORMATION

# Suite 120

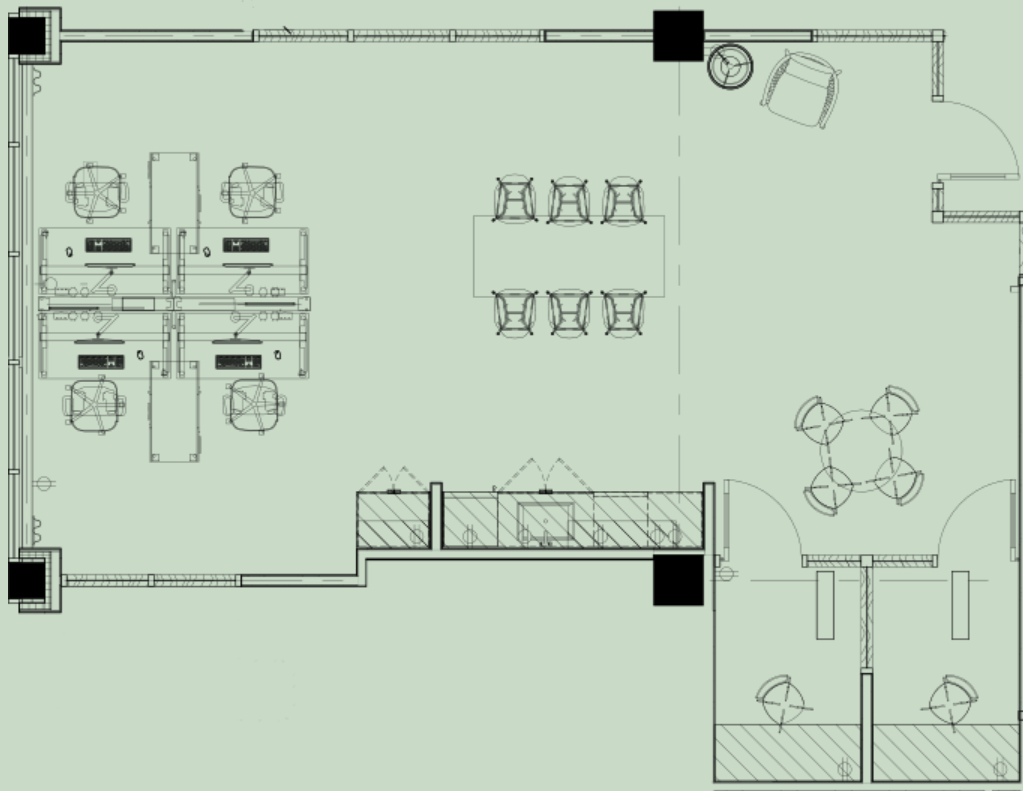
|                         |         |
|-------------------------|---------|
| SIZE                    | 978 SF  |
| DEDICATED DESKS         | 4       |
| ADDITIONAL FLEX SEATING | 8       |
| MONTHLY RENT            | \$5,000 |

- Fiber internet
- Communal worktable
- Two breakout rooms
- Lounge
- Printing/admin center
- Fully stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs

## LEASING CONTACT

Keri Farmelo

[keri@mainspringco.com](mailto:keri@mainspringco.com)



**the sudler**

1576 Sherman Street, Suite 120

## SUITE INFORMATION

# Suite 130

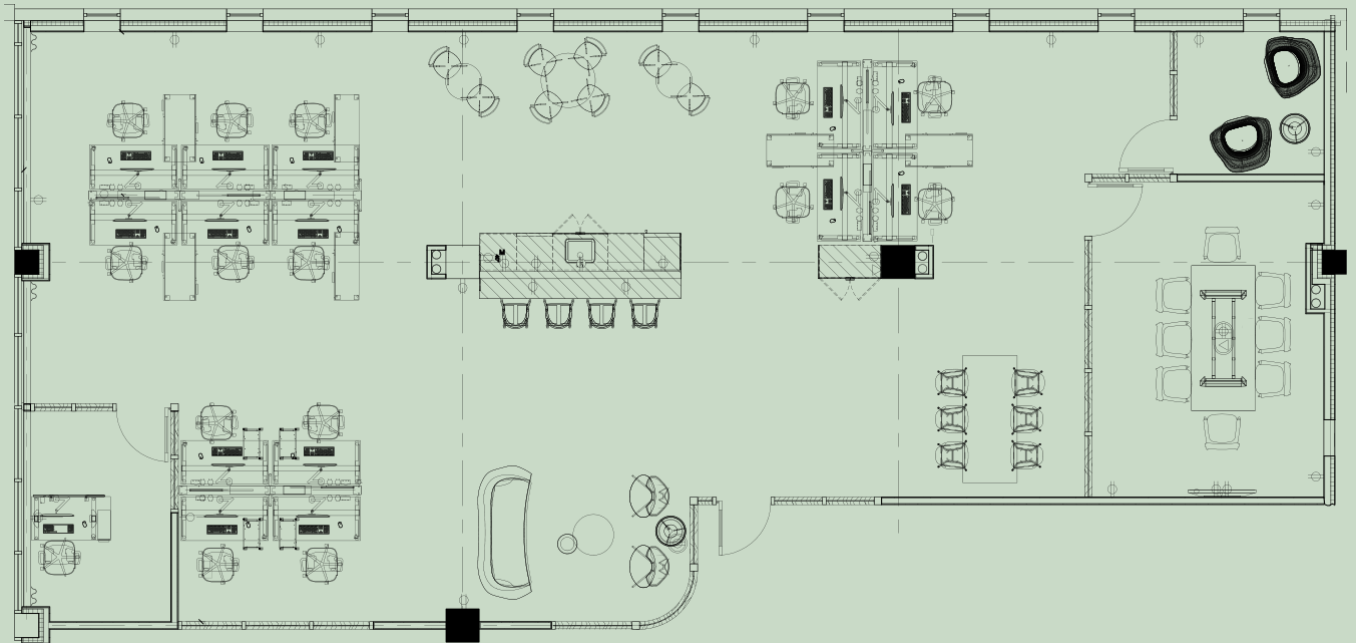
|                         |          |
|-------------------------|----------|
| SIZE                    | 2,589 SF |
| PRIVATE OFFICES         | 1        |
| DEDICATED DESKS         | 14       |
| ADDITIONAL FLEX SEATING | 6+       |
| MONTHLY RENT            | \$13,000 |

- 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

## LEASING CONTACT

Keri Farmelo

[keri@mainspringco.com](mailto:keri@mainspringco.com)



**the sudler**  
1576 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**

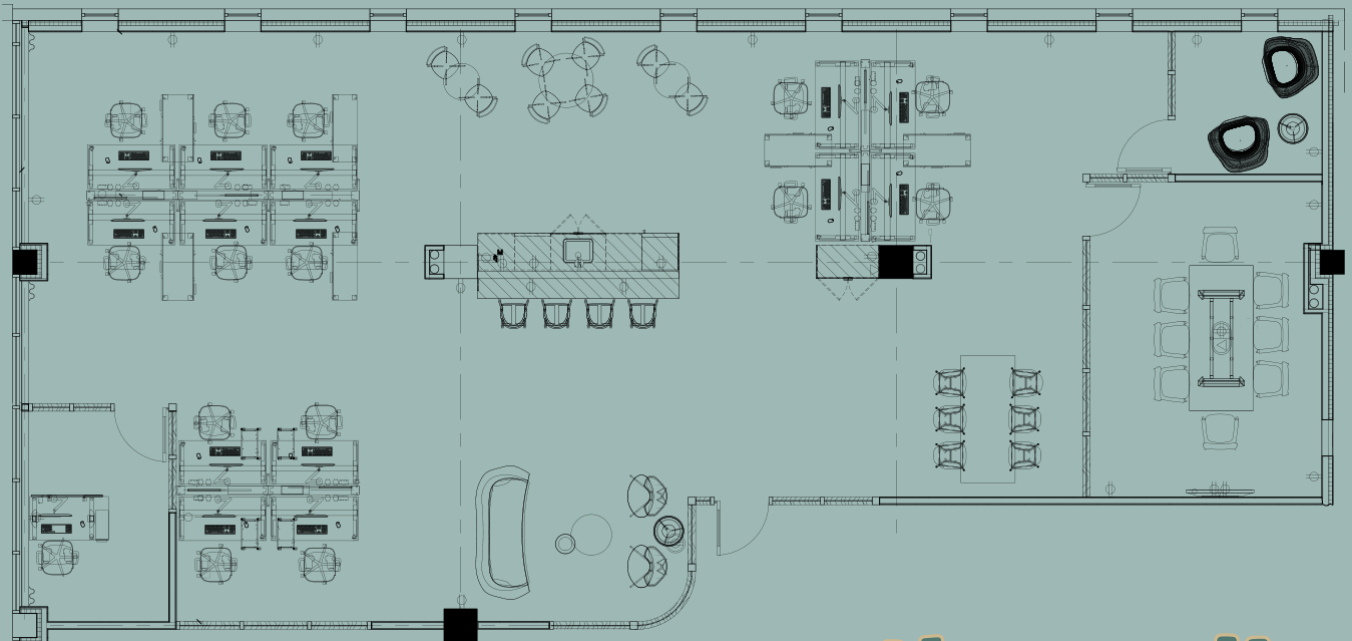
- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Communal worktable
- Breakout room
- Printing/admin center
- Fully stocked kitchenette with seating
- Herman Miller sit-to-stand desks & task chairs
- Mooi and Moroso lounges
- Turntable and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

## LEASING CONTACT

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



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1576 Sherman Street, Suite 130

## SUITE INFORMATION

# Suite 200

SIZE

**553 SF**

DEDICATED DESKS

**4**

MONTHLY RENT

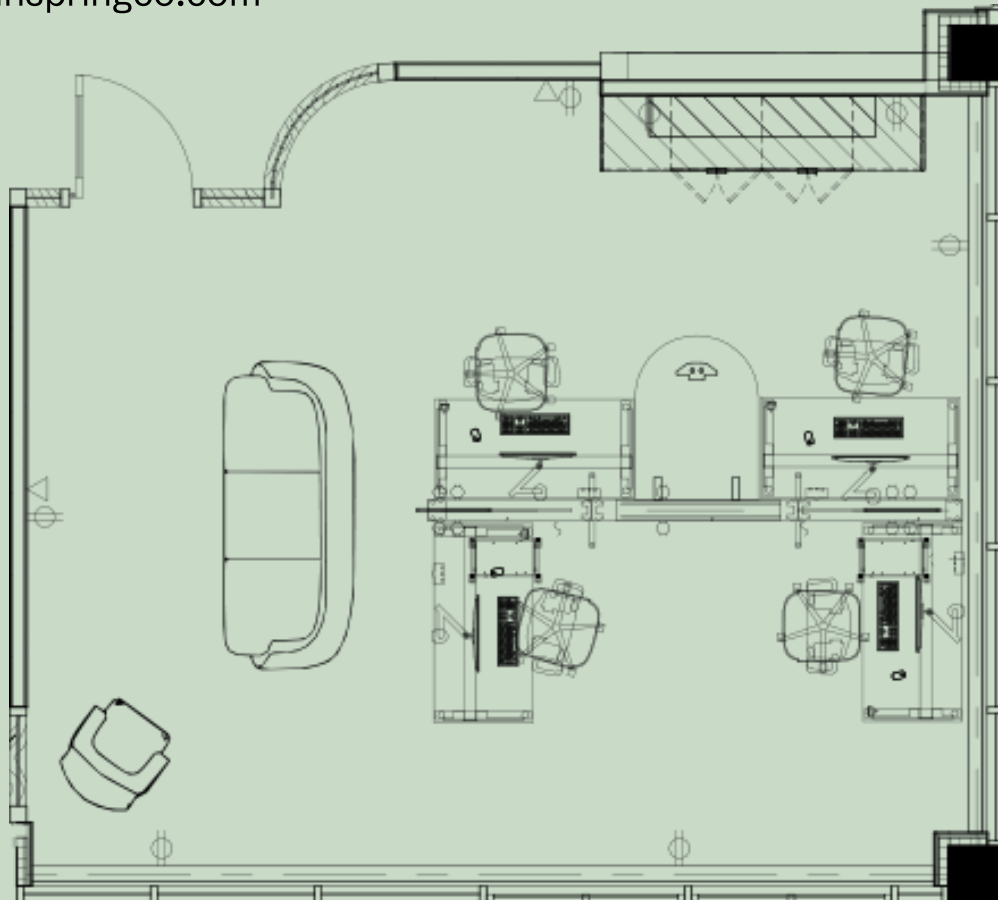
**\$2,800**

- Corner unit
- Fiber internet
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs

## LEASING CONTACT

Keri Farmelo

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**the sudler**

1576 Sherman Street, Suite 200

## SUITE INFORMATION

# Suite 200

SIZE

**553 SF**

DEDICATED DESKS

**4**

MONTHLY RENT - 1 DAY/WK  
TUE, WED, OR THUR

**\$980**

MONTHLY RENT - 2 DAYS/WK  
ADD MON OR FRI

**\$1,120**

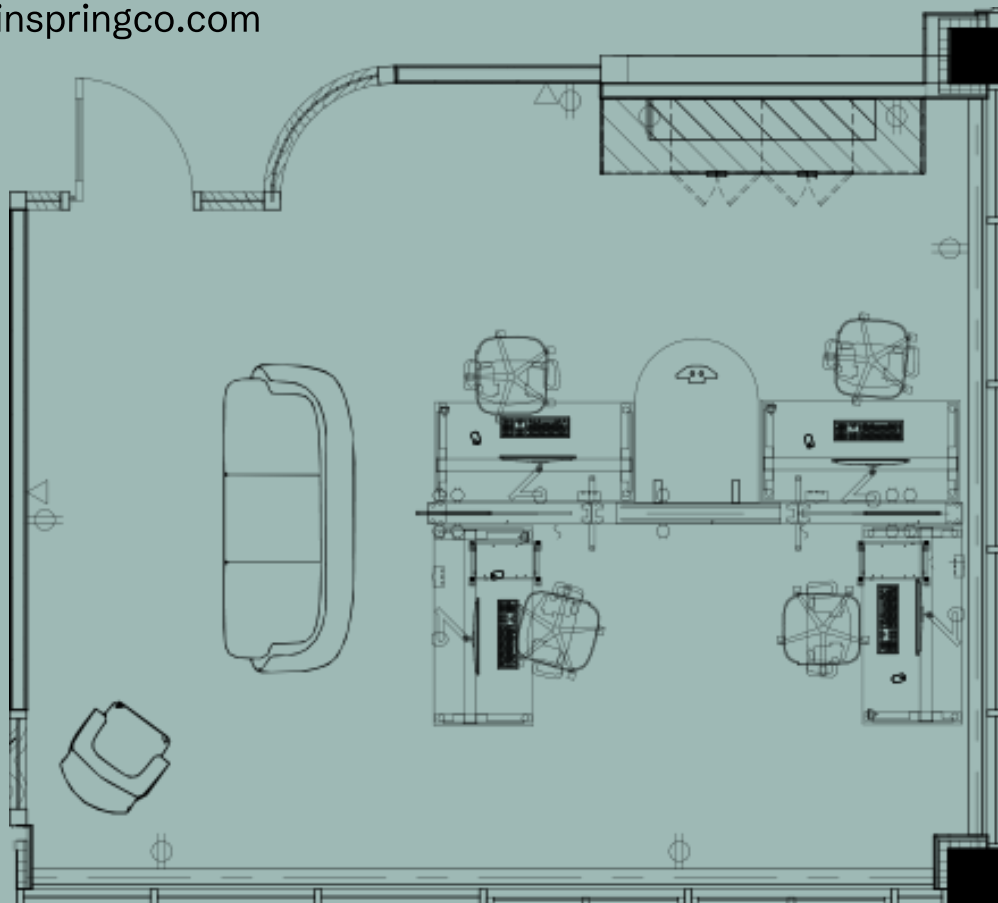
- Corner unit
- Fiber internet
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs

SHARED USE TO REDUCE COST  
AND COINCIDE WITH YOUR IN-  
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## LEASING CONTACT

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1576 Sherman Street, Suite 200

## SUITE INFORMATION

# Suite 210

SIZE

1,587 SF

DEDICATED DESKS

8

MONTHLY RENT

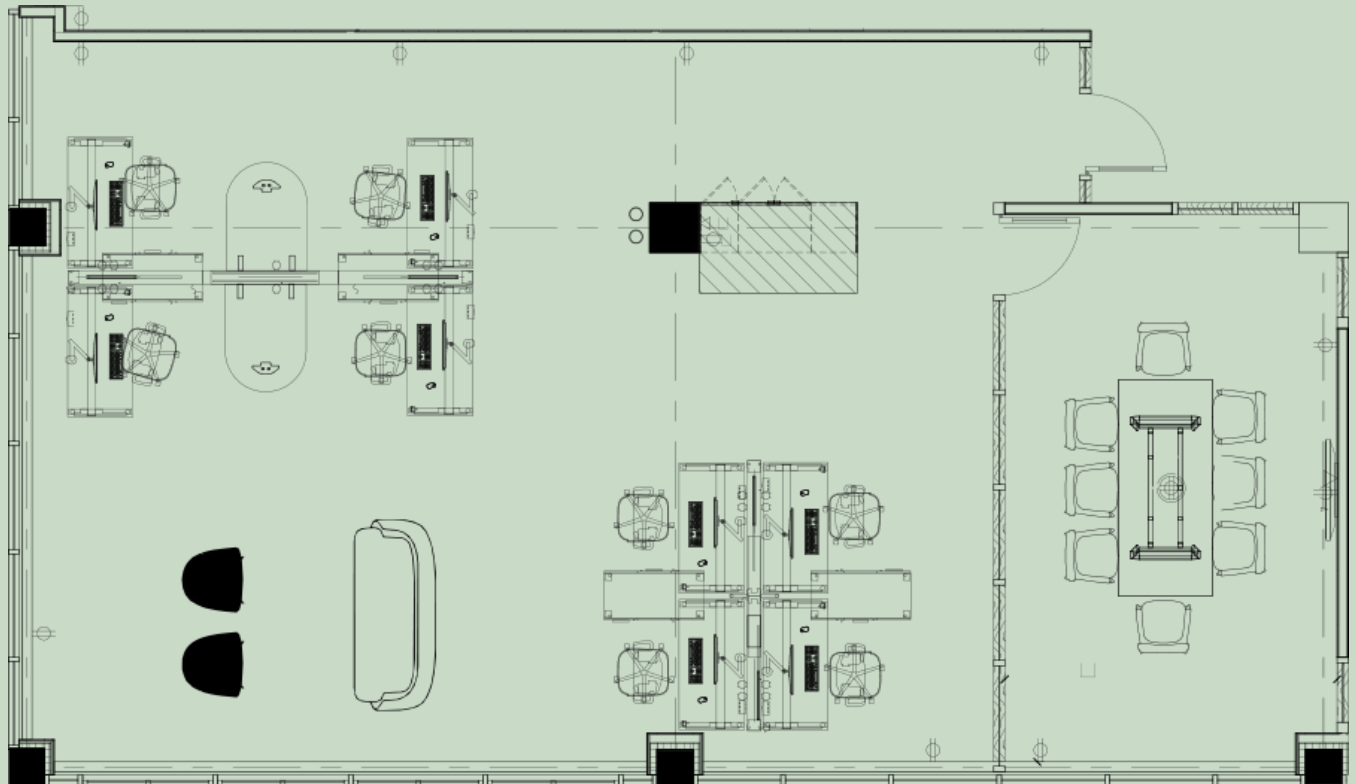
\$8,000

- 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

## LEASING CONTACT

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**the sudler**

1576 Sherman Street, Suite 210

## SUITE INFORMATION

# Suite 220

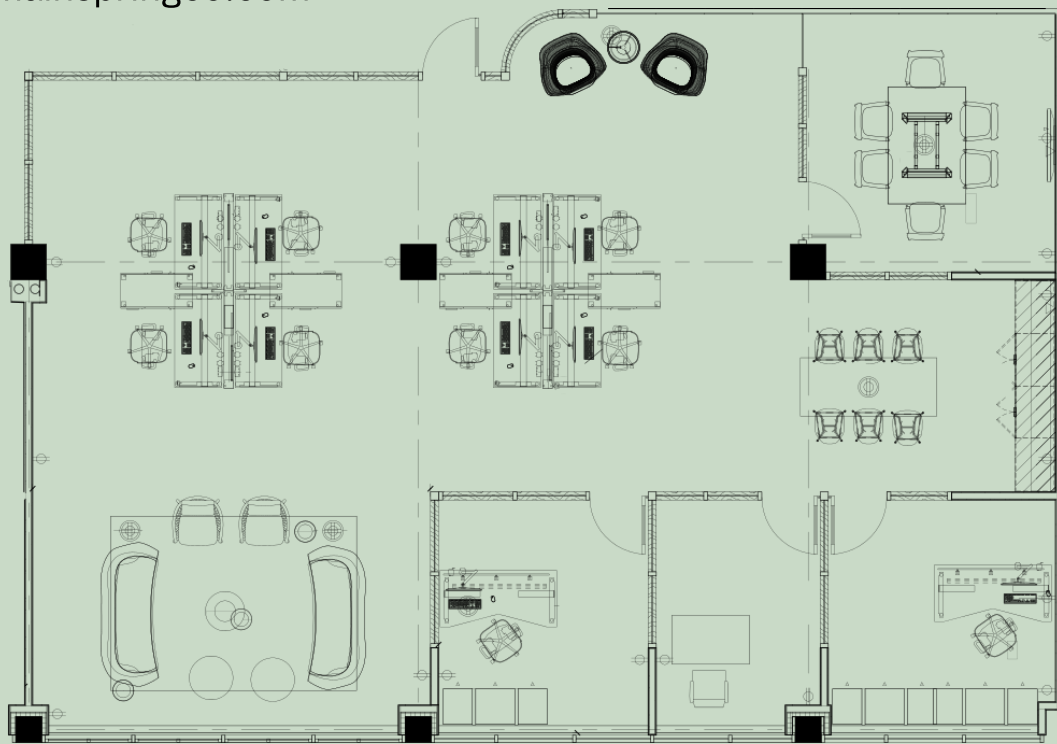
|                         |          |
|-------------------------|----------|
| SIZE                    | 2,326 SF |
| PRIVATE OFFICES         | 3        |
| DEDICATED DESKS         | 8        |
| ADDITIONAL FLEX SEATING | 6+       |
| MONTHLY RENT            | \$12,000 |

- 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

## LEASING CONTACT

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**the sudler**  
1576 Sherman Street, Suite 220

## SUITE INFORMATION

# Suite 230

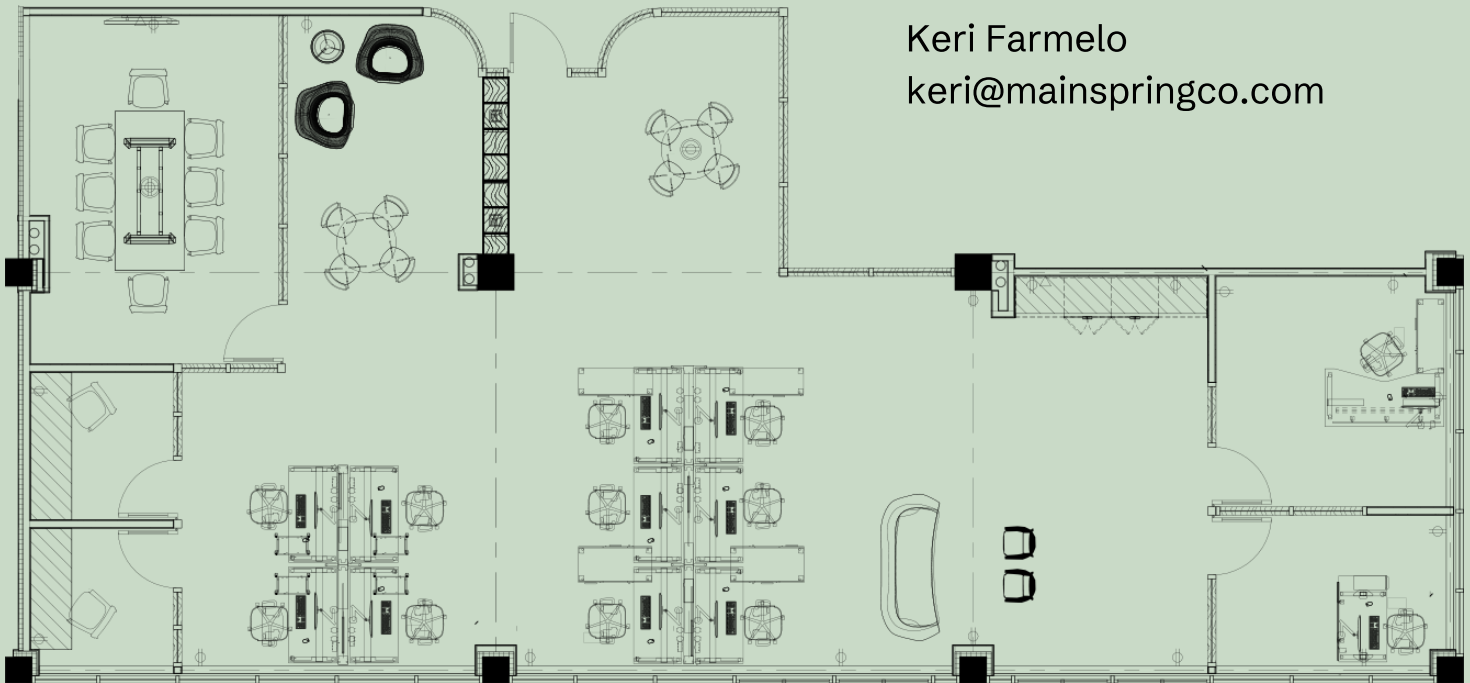
|                         |          |
|-------------------------|----------|
| SIZE                    | 2,401 SF |
| PRIVATE OFFICES         | 2        |
| DEDICATED DESKS         | 10       |
| ADDITIONAL FLEX SEATING | 4+       |
| MONTHLY RENT            | \$12,000 |

- 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

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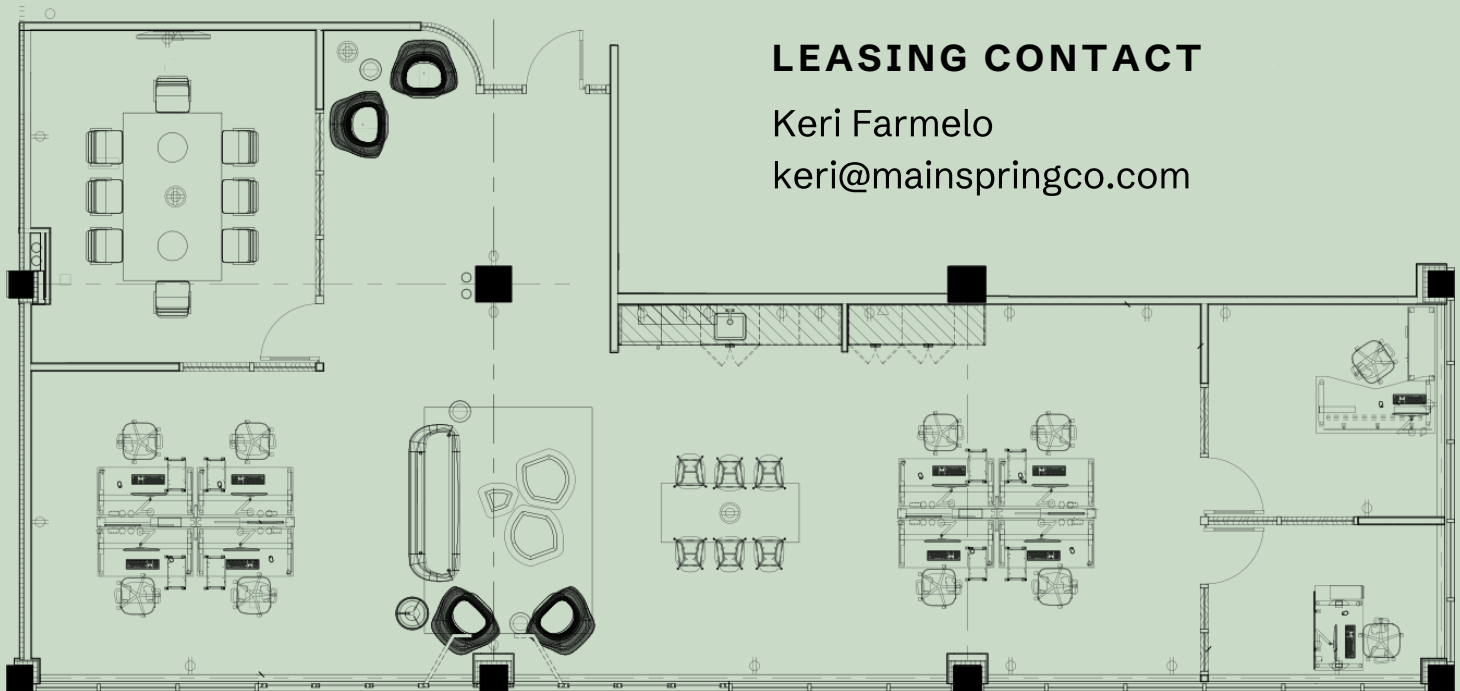
**the sudler**  
1576 Sherman Street, Suite 230

## SUITE INFORMATION

# Suite 330

|                         |          |
|-------------------------|----------|
| SIZE                    | 2,222 SF |
| PRIVATE OFFICES         | 2        |
| DEDICATED DESKS         | 8        |
| ADDITIONAL FLEX SEATING | 6+       |
| MONTHLY RENT            | \$11,000 |

- 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



## LEASING CONTACT

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1576 Sherman Street, Suite 330

## SUITE INFORMATION

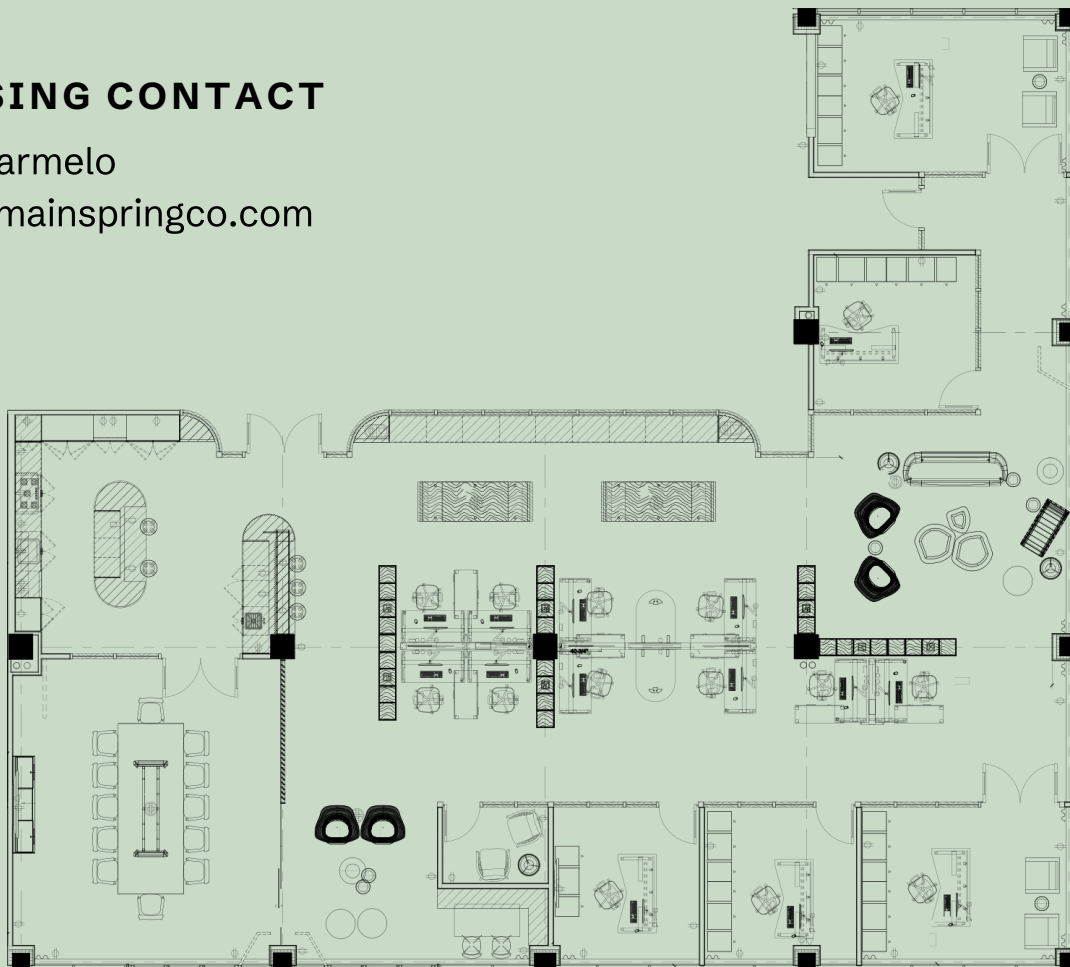
# Suite 300

|                         |          |
|-------------------------|----------|
| SIZE                    | 4,861 SF |
| PRIVATE OFFICES         | 5        |
| DEDICATED DESKS         | 10       |
| ADDITIONAL FLEX SEATING | 6+       |
| MONTHLY RENT            | \$25,000 |

- 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

## LEASING CONTACT

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