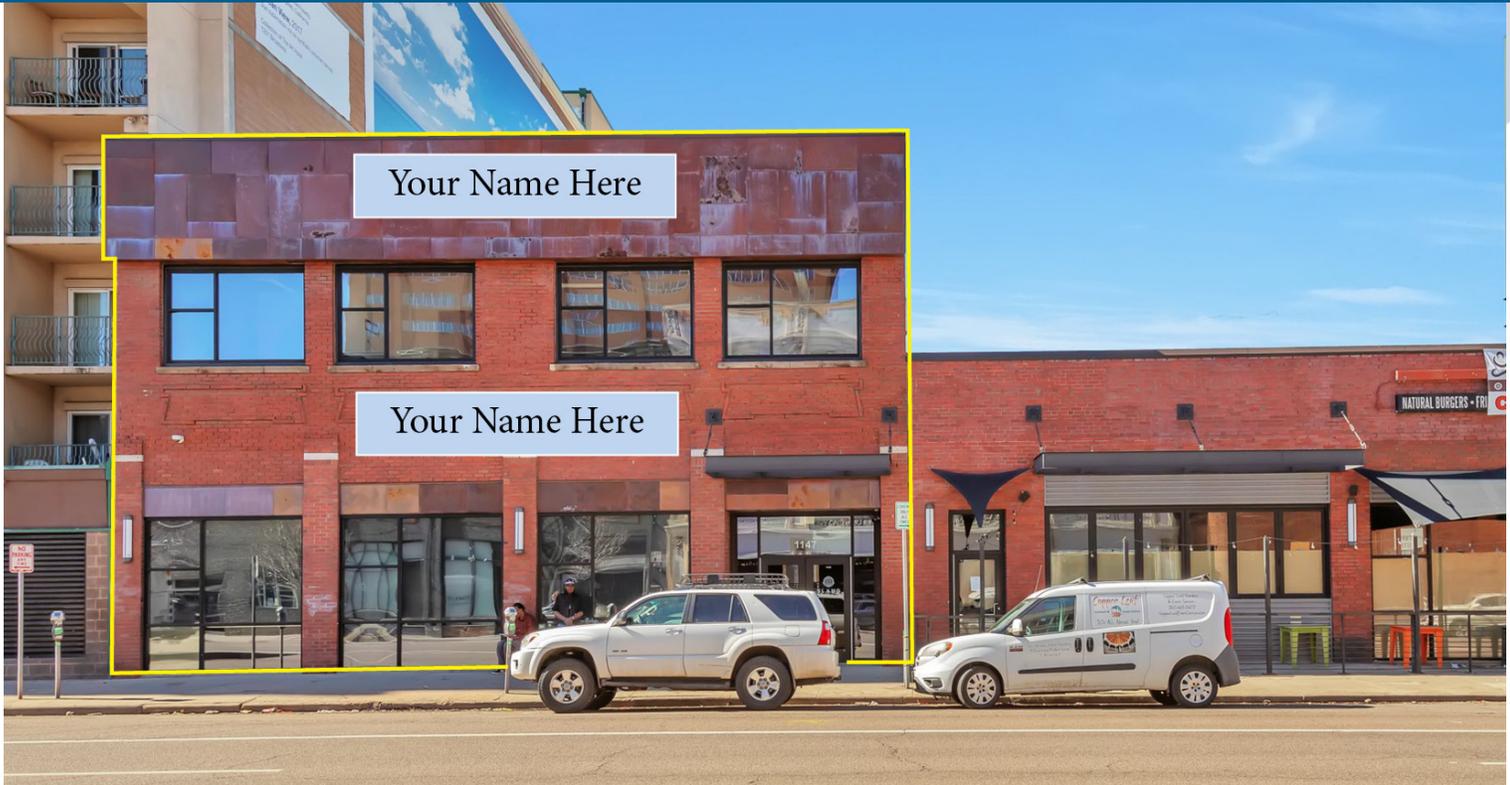


OFFICE BUILDING FOR LEASE

OFFICE / RETAIL SPACE ON BROADWAY

1147 BROADWAY, DENVER, CO 80203



PROPERTY DESCRIPTION

Introducing a versatile creative office flex space with retail potential in the heart of Denver. This recently renovated 13,843 square foot property boasts high ceilings, flexible floor plans, and the option to lease the entire space or split it into two separate units. The property features a parking garage in the basement and a private surface lot just a block away, ensuring convenience for employees and visitors. Don't miss out on the opportunity to make this impressive space your own.

PROPERTY HIGHLIGHTS

- Versatile creative office flex space
- Retail potential in the heart of Denver
- Option to lease the entire space or split it into two separate units
- High ceilings
- Parking garage in basement + private surface lot a block away

OFFERING SUMMARY

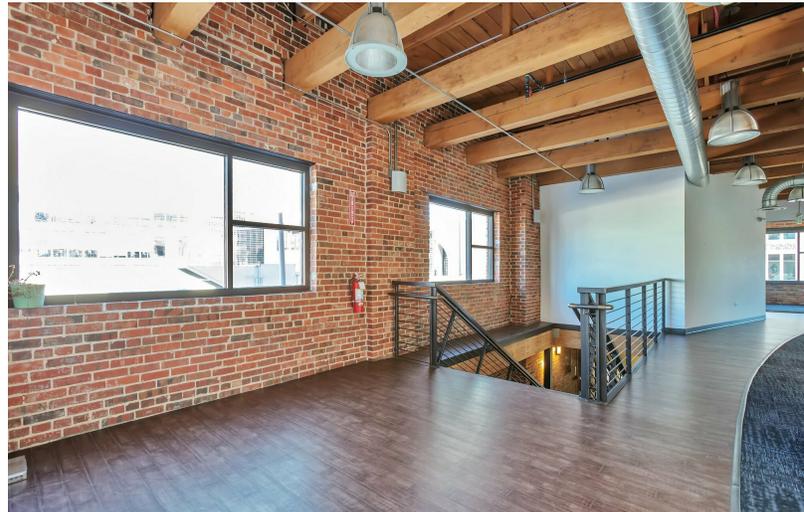
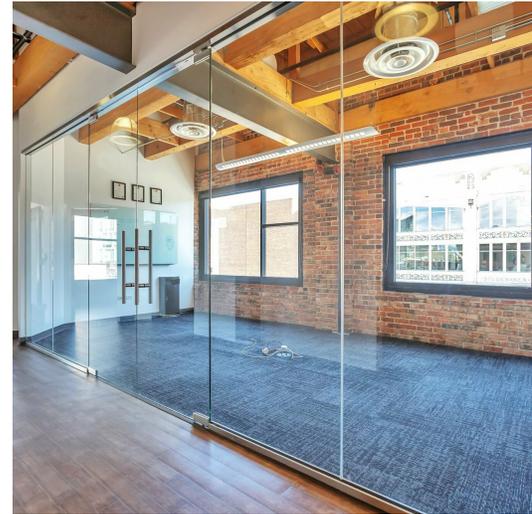
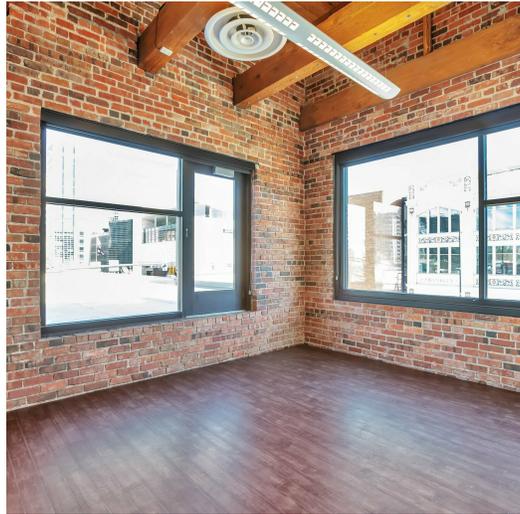
| | |
|---------------|---------------------|
| Lease Rate | \$10.00 SF/yr (NNN) |
| Available SF | 13,843 SF |
| Lot Size | 0.517 Acres |
| Building Size | 21,000 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,450 | 8,893 | 30,781 |
| Total Population | 3,577 | 13,688 | 49,347 |
| Average HH Income | \$110,112 | \$108,219 | \$110,438 |

OFFICE BUILDING FOR LEASE

OFFICE / RETAIL SPACE ON BROADWAY

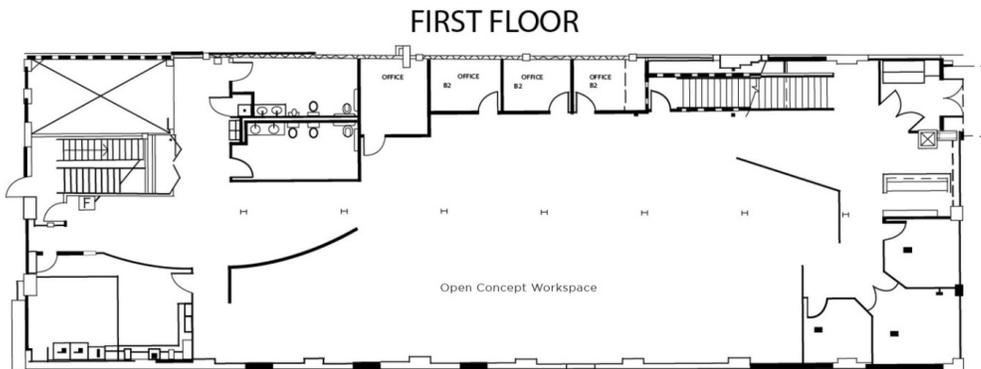
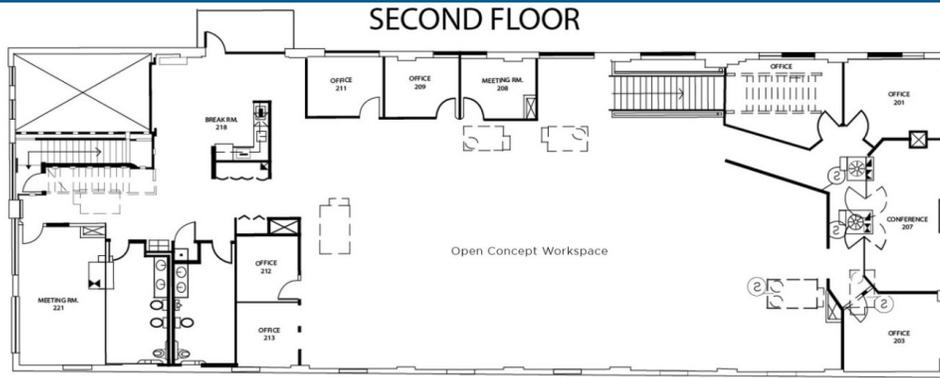
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1147 BROADWAY, DENVER, CO 80203



LEASE INFORMATION

| | | | |
|--------------|-----------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | 12 months |
| Total Space: | 13,843 SF | Lease Rate: | \$10.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------------|-----------|-----------|------------|---------------|---|
| Office Flex Space | Available | 13,843 SF | NNN | \$10.00 SF/yr | Separately metered for Gas and Electric; \$13.28 NNN. NNN rates breakdown: Tax: \$8.42/SF, CAM: \$2.19/SF, Insurance: \$2.67/SF |



JAMIE MITCHELL

720.704.1739

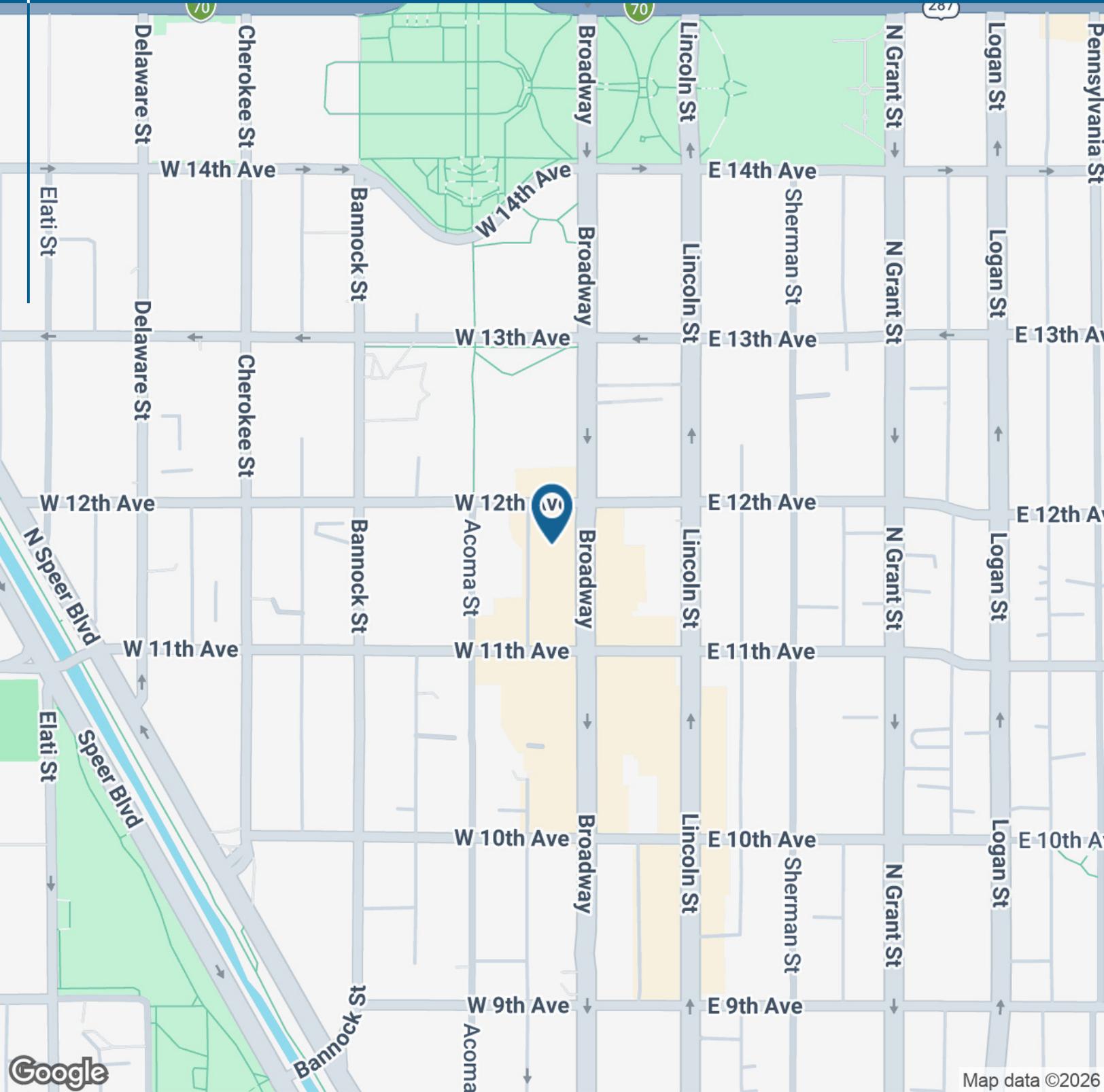
jamie@myelitecre.com

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Google

Map data ©2026



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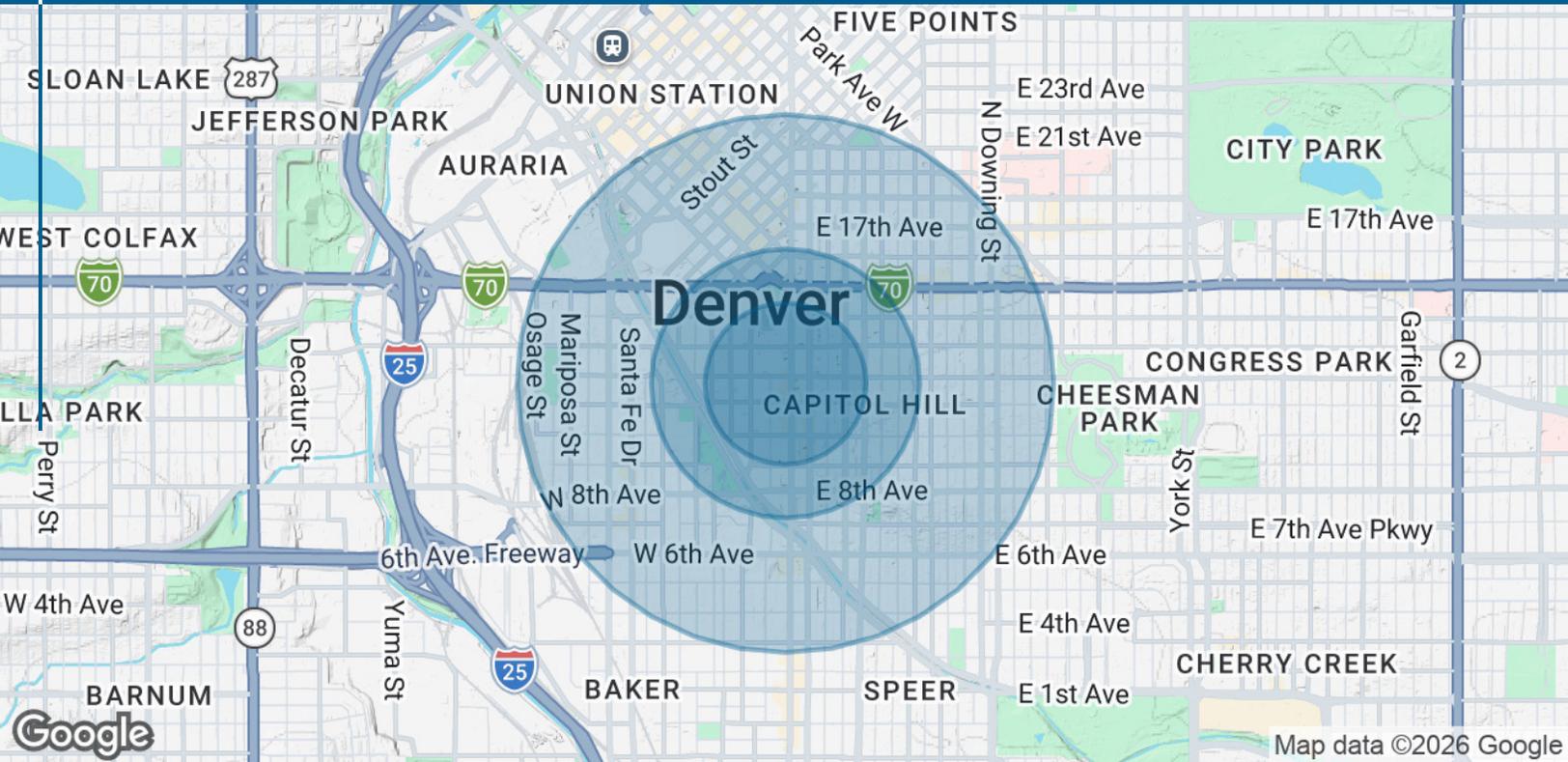
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OFFICE BUILDING FOR LEASE

OFFICE / RETAIL SPACE ON BROADWAY

1147 BROADWAY, DENVER, CO 80203



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 3,577 | 13,688 | 49,347 |
| Average Age | 38 | 38 | 38 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 37 | 37 | 37 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 2,450 | 8,893 | 30,781 |
| # of Persons per HH | 1.5 | 1.5 | 1.6 |
| Average HH Income | \$110,112 | \$108,219 | \$110,438 |
| Average House Value | \$789,184 | \$739,568 | \$756,066 |

Demographics data derived from AlphaMap



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