

KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE

# FOR LEASE

## Space Summary

15 E Iowa Ave offers a rare South Broadway leasing opportunity at a highly visible, well-lit, hard-corner— a location exposed to over 32,000 vehicles per day. This mixed-use building features white-box renovations completed in 2025, exposed 12-foot ceilings, and flexible suite configurations with additional basement storage, creating a dynamic environment ready for tenant customization. The property's high-exposure location makes it ideal for a wide range of users, from boutique retail and wellness studios to co-working concepts, art galleries, and showroom tenants.

**LEVEL 1 AVAILABLE:** SUITES A, B, C, D  
**LEVEL 2 AVAILABLE:** SUITES EAST & WEST

**SUITE SIZES:** ~986-3,392 SF

**SPACE USE:** RETAIL / OFFICE /  
RESIDENTIAL

**LEASE RATE:** \$15-22/SF/YR

**LEASE TERM:** NEGOTIABLE

**YEAR BUILT:** 1920

**CONSTRUCTION:** BRICK

**PARKING TYPE:** STREET

Available Now: 6 Units in Platt Park

**15 E IOWA AVENUE**  
DENVER, CO 80210



**~986-3,392 SF**

6 SPACES

**MG**

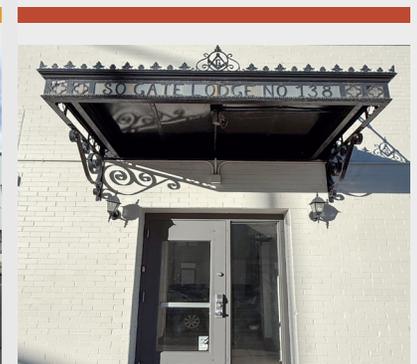
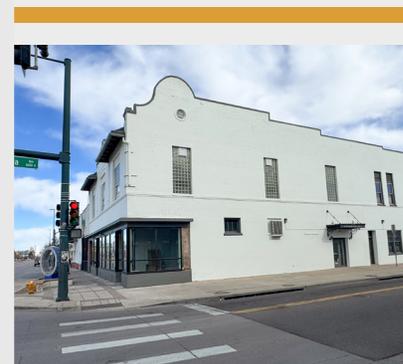
LEASE

**32,000+**

VEHICLES A DAY

**IMMEDIATELY**

AVAILABLE



6 SPACES FOR LEASE - 900-3,392 SF AVAILABLE



**15 E IOWA AVE**  
DENVER, CO 80210



**WEST SUITE**



**EAST SUITE**



**SUITE A**

### Property Highlights

Corner Lot Visibility – Highly visible, lighted hard corner location at South Broadway and East Iowa Ave with 32,000+ vehicles per day

Vanilla Shell Renovations in 2024 /2025 – Updated interiors and systems provide a blank slate for tenant buildouts or owner/user customization

Large Configurable Suites – Units range from ~900 SF to over 4,000 SF

Exposed Ceilings & Open Shell Finish – Providing an industrial aesthetic and flexibility for custom buildouts

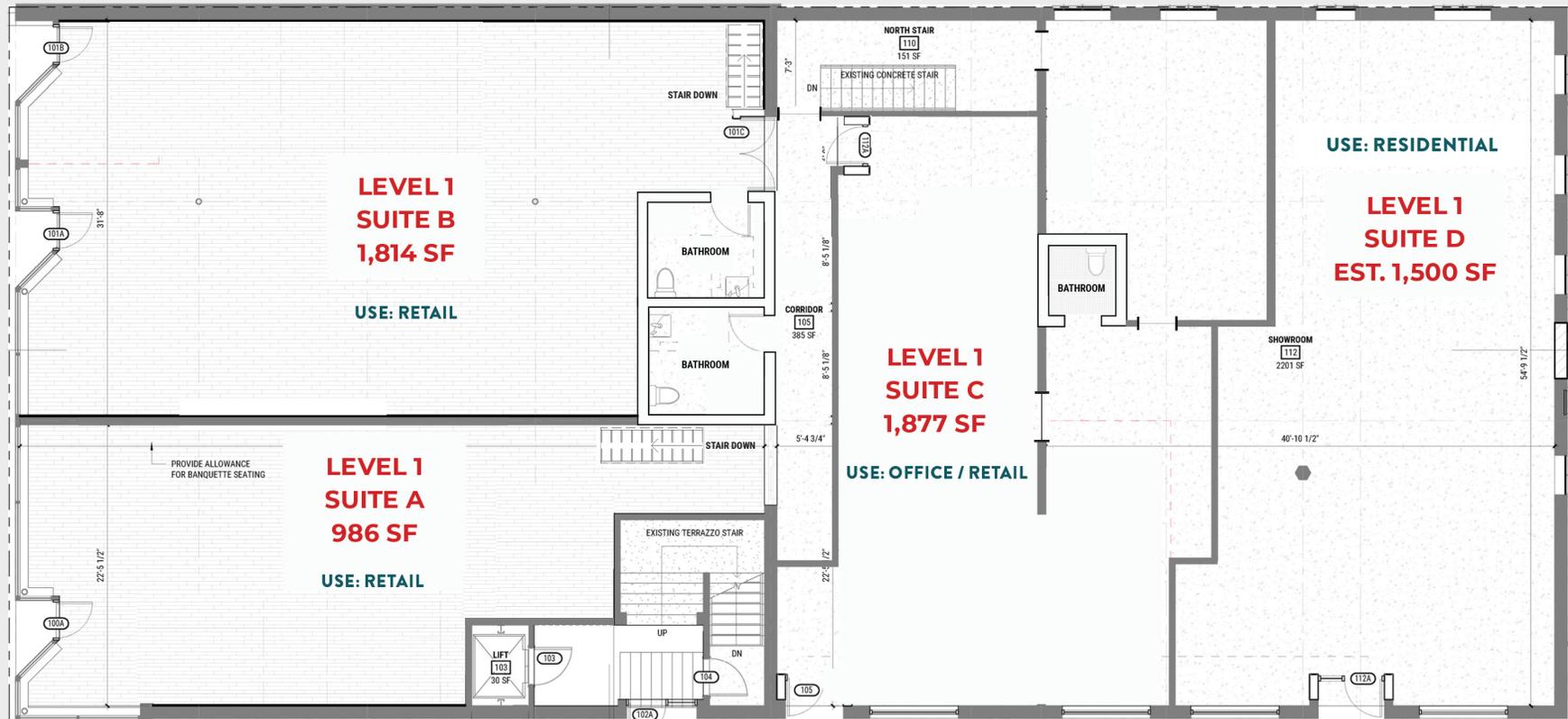
Separate Entrances for Suites – Multiple entries provide privacy and flexibility for different users or tenants

Natural Light – Large windows and corner lot position maximize daylight exposure to the upper levels

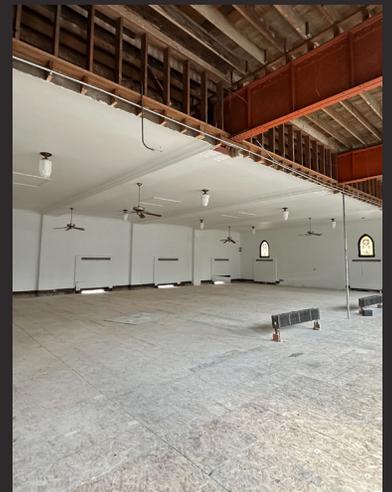
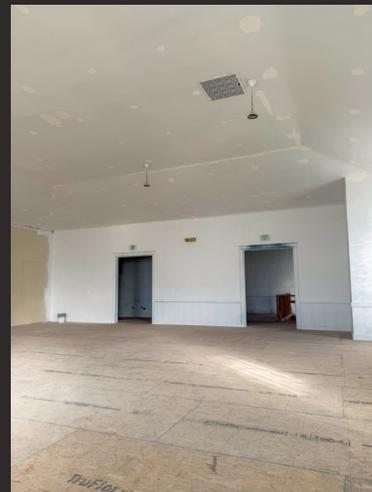
Basement Access & Storage – Added tenant square footage for storage or auxiliary use beneath ground level suites

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# LEVEL 1 FLOOR PLAN & PHOTOS



# LEVEL 2 FLOOR PLAN & PHOTOS



	1 MILE	2 MILES	3 MILES
2024 TOTAL POPULATION	15,392	73,796	177,575
# OF HOUSEHOLD	7,196	32,385	80,696
AVG HOUSEHOLD INCOME	\$112,194	\$93,825	\$82,186

## Location Highlights

- **Prime South Broadway Corridor** – Situated in one of Denver’s most walkable commercial corridors, home to shops, bars, art galleries, and venues
- **Transit-Oriented Location** – Walkable access to RTD bus routes and light rail stations, enhancing connectivity throughout metro Denver
- **Strong Demographics** – Located between Downtown Denver, Cherry Creek, and the Denver Tech Center – Three of the city’s strongest employment and lifestyle hubs
- **Historic & Vibrant Submarket** – The South Broadway area is a destination for entertainment and culture with historic architecture and events

## PLATT PARK AREA OVERVIEW

RANKED #7 DENVER’S BEST NEIGHBORHOODS 2024

Not quite four miles south of downtown lies the charm-filled hamlet of Platt Park. Residents can easily bike, cab, or take the light rail (Louisiana Ave & Pearl St) into the city proper, but visit on a sunny summer weekend, and you’ll find yourself wondering why anyone would ever want to. Boasting Old South Pearl Street, a shopping and dining district full of unique boutiques and top-tier city eats, a border on Antique Row on South Broadway, and plenty of

**WALK SCORE** 85

**BIKE SCORE** 84

**TRANSIT SCORE** 57

professional services, the area has just about everything an urban dweller could desire (walk score: 85), with the advantage of quieter streets with sizeable backyards. Mostly single-family homes dot treelined streets—primarily older homes that have been updated and/or added onto, although some newer, modern architecture can be found. While grand dame Washington Park is conveniently situated less than a mile away, the almost-four-acre James H. Platt Park is a gem in itself, with a well-kept playground that the many children in the neighborhood’s 3,000 households enjoy year-round.



## Traffic Counts

Collection Street	Cross Street	Vehicles/Day
E Iowa Ave	S Lincoln St E	3,365
E Iowa Ave	S Lincoln St W	4,042
Iowa Ave	S Lincoln St W	4,052
W Iowa Ave	S Broadway E	8,029
S Broadway	W Iowa Ave N	28,616
W Iowa Ave	S Broadway E	7,935
W Iowa Ave	S Acoma St E	6,030
S Grant St	W Iowa Ave S	393
E Florida Ave	S Grant St E	484
E Florida Ave	S Grant St E	482



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**KAUFMAN HAGAN**

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

