



4454

N TENNYSON STREET
DENVER, COLORADO

Kentwood

Commercial

FOR LEASE

Boutique Office Space
Available in Berkeley

LEASE SUMMARY

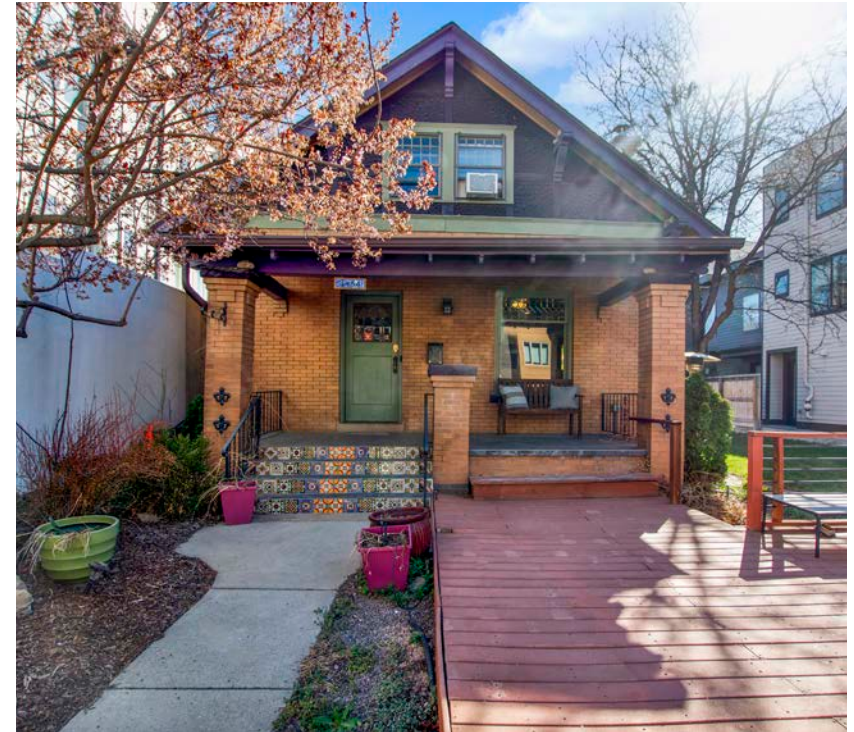
Boutique Berkeley Office/Retail Space on Desirable Tennyson Street

Positioned along the highly sought-after Tennyson Street corridor in Denver's desirable Berkeley neighborhood, this boutique office/retail space offers a rare opportunity to lease a character-rich property in one of the city's most vibrant, walkable districts. The building features an attractive brick exterior complemented by a spacious front deck and covered patio, creating a welcoming presence and ideal setting for client-facing use. Additional outdoor amenities include a rear patio and intimate courtyard, offering unique breakout or gathering spaces.

Inside, the space blends historic charm with functional design, showcasing original hardwood flooring, ceiling fans, a fireplace, and beautifully preserved fixtures, woodwork, and stained-glass windows. The layout includes a mix of open workspace and private offices across a main floor and upper level, providing flexibility for a variety of professional users. A full kitchen and two private restrooms add convenience, while rear off-street parking enhances accessibility for both employees and visitors. Surrounded by popular dining, retail, and neighborhood amenities, this distinctive office environment is ideal for tenants seeking a creative, inspiring workspace in a premier Denver location.

Property Highlights

- » **Berkeley Rated #1 Neighborhood in Denver - 5280 Magazine (2025)**
- » Prime Tennyson Street location in Denver's desirable Berkeley neighborhood
- » Boutique office with attractive brick exterior and strong street presence
- » Front deck and covered patio plus rear patio and private courtyard
- » Mix of open workspace and private offices across two levels
- » Original hardwood floors, fireplace, stained-glass windows, and historic woodwork
- » Full kitchen and two private restrooms
- » Rear, off-street parking for added convenience



LEASE RATE	\$30.00/SF NNN
SPACE AVAILABLE	1,608 SF
PROPERTY TYPE	Office/Retail
CONSTRUCTION	Masonry
BUILDING STORIES	2
YEAR BUILT	1910
PARKING	Off-Street
SUBMARKET	Berkeley
ZONING	U-MX-3

SPACE PHOTOS





RETAIL/SERVICES