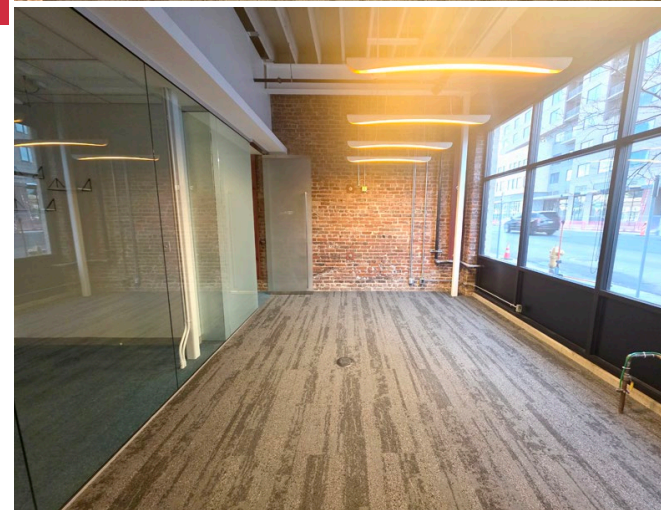
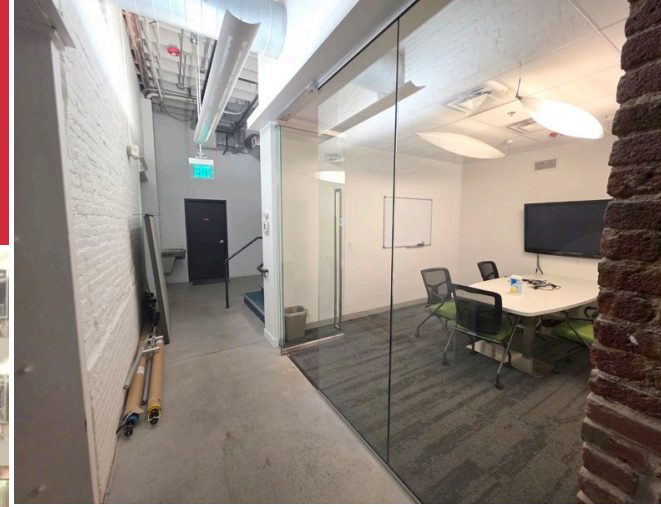


838 N. Broadway

Denver, CO 80205



OFFICE FOR LEASE Golden Triangle

Property Highlights

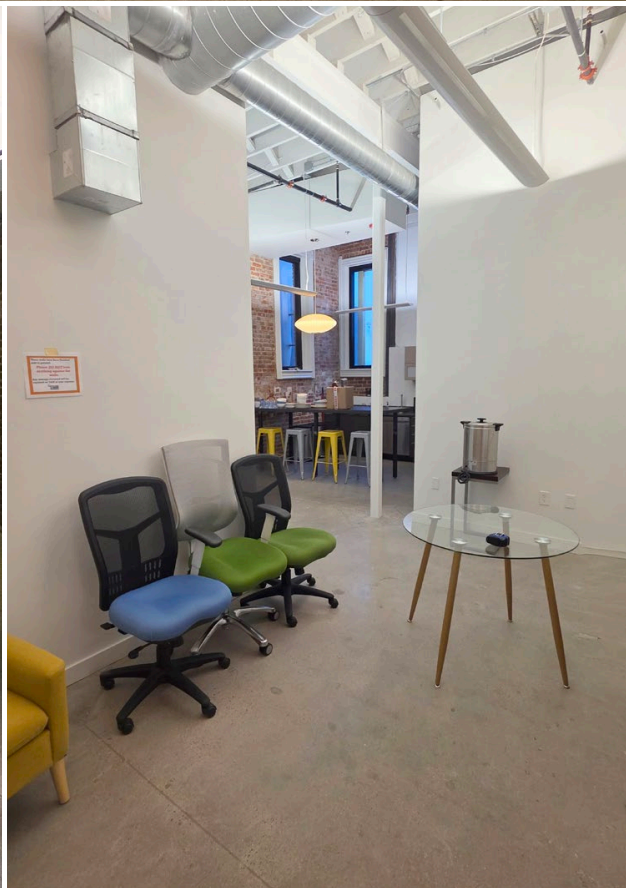
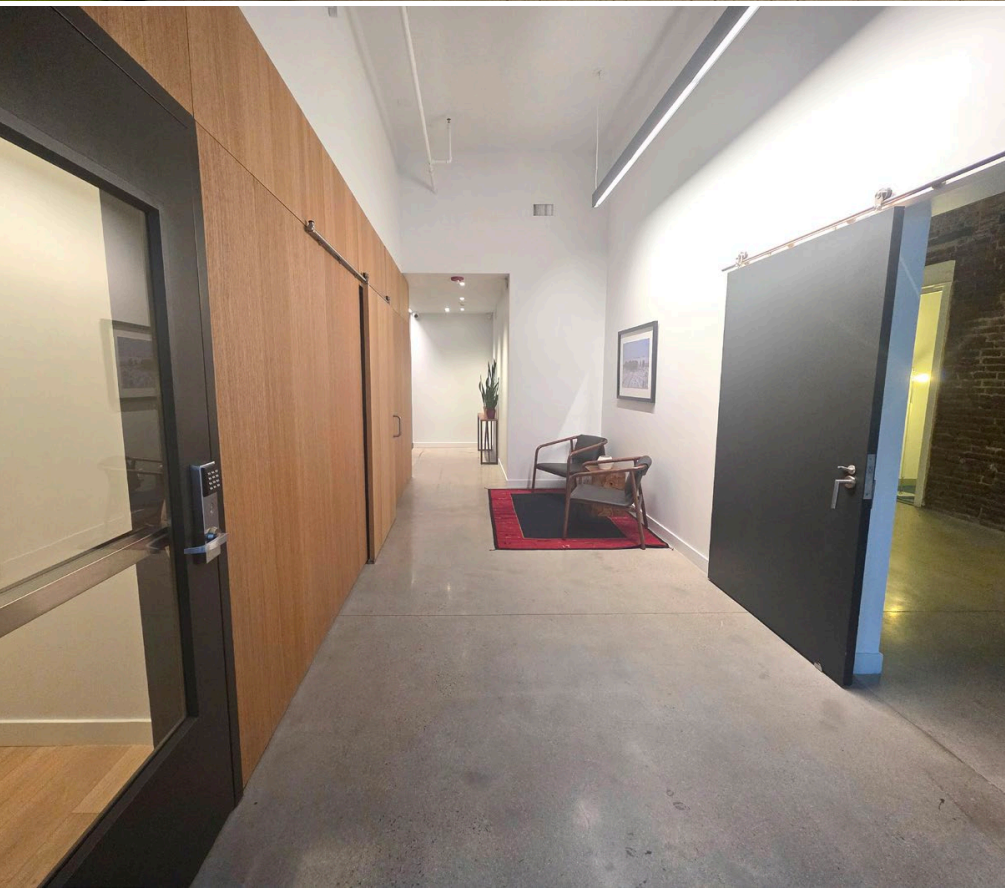
- **1,849 SF ground-floor office** with strong visibility along N Broadway
- **Large storefront windows** providing excellent natural light and street presence
- **Flexible layout** ideal for creative, professional services, or showroom-style users
- Located in the **heart of the Golden Triangle**, steps from dining, galleries, museums, and amenities
- **Easy access** to Downtown, Cherry Creek, Speer Blvd, and major transit options
- Surrounded by **dense residential and office demand**, boosting foot and vehicle traffic

Lease Rate : \$27.00/SF FSG

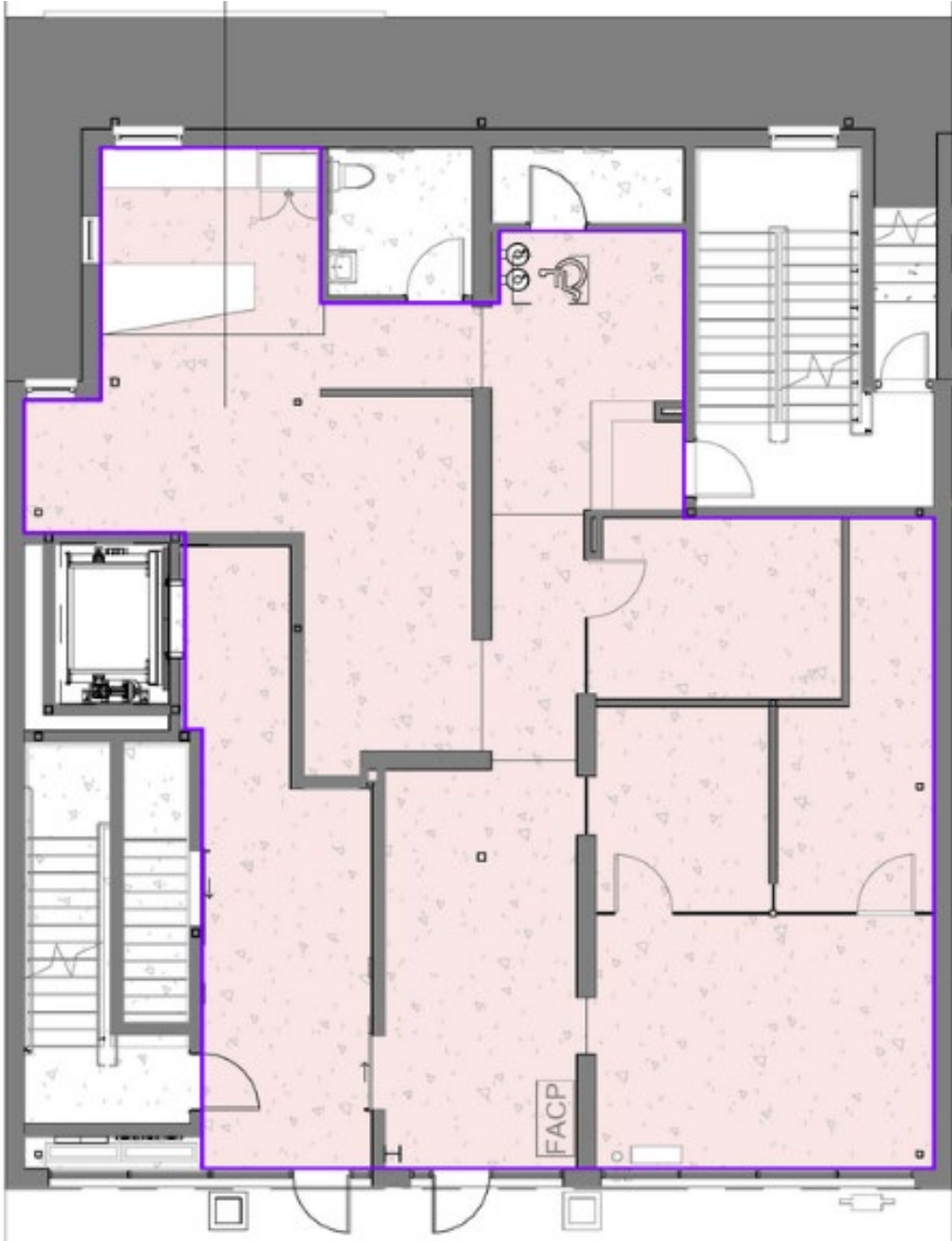
Property Facts

Availability	1,849 SF
Parking	Contact Broker
Zoning	DGT

PHOTOS



FLOORPLAN



AREA MAP



DOWNTOWN DENVER

UPTOWN

COLORADO CONVENTION CENTER

POPULUS

PASQUE STELLAR JAY

STATE CAPITOL

COLFAX AVE.

CIVIC CENTER PARK

GOLDEN TRIANGLE

PINTS PUB

PONTI

DENVER PUBLIC LIBRARY

corepower YOGA

Levan DELI & CO

DENVER ART MUSEUM

HISTORY COLORADO

Dulce Vida

KIRKLAND MUSEUM

CLYFFORD STILL MUSEUM

Mantra Cafe

STONEYS

CUBA CUBA

METROPOLIS COFFEE

BEER GARDEN SCHOONYARD

ROCKY MOUNTAIN TACOS

FLOYD'S BARBERSHOP

CAPITOL HILL

838 N. Broadway

BROADWAY

LINCOLN

the PAINTING COAT pub

SUNKEN GARDENS PARK

8TH AVE.

SPEER BLVD.

difranco's

Cadillac

Vesper Lounge

GOVERNOR'S PARK

DENVER HEALTH est. 1860

Mizuna

LUCA

TRADER JOE'S

6TH AVE.

CHERRY CREEK TRAIL

MASALAE Gaia BURGER

Little India RESTAURANT & BAR

838 N. Broadway

50+ Restaurants within 10-minute walk

4 Major Museums within 10-minute walk

3 Independent Cinemas within 15-minute walk

Jersey Mike's SUBS

EINSTEIN BROS BAGELS

CHIPOTLE

H.R. MEININGER ART MATERIAL

SUBWAY

THE WIZARD'S CHEST

DAE GEE

BAKER

7 ELEVEN

DUNKIN' DONUTS

BÆRE BREWING CO