

838 N. Broadway

Denver, CO 80205

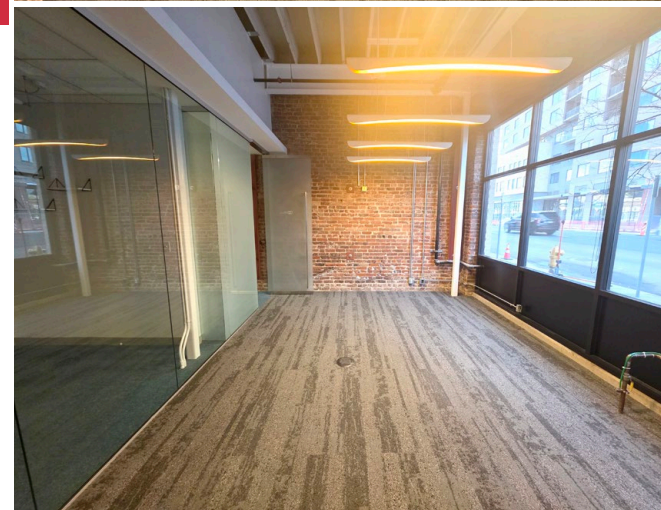
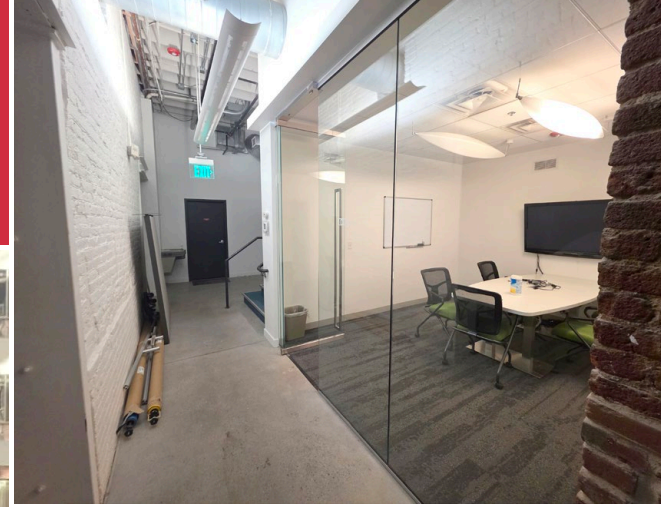


OFFICE FOR LEASE Golden Triangle

Property Highlights

- **1,534 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

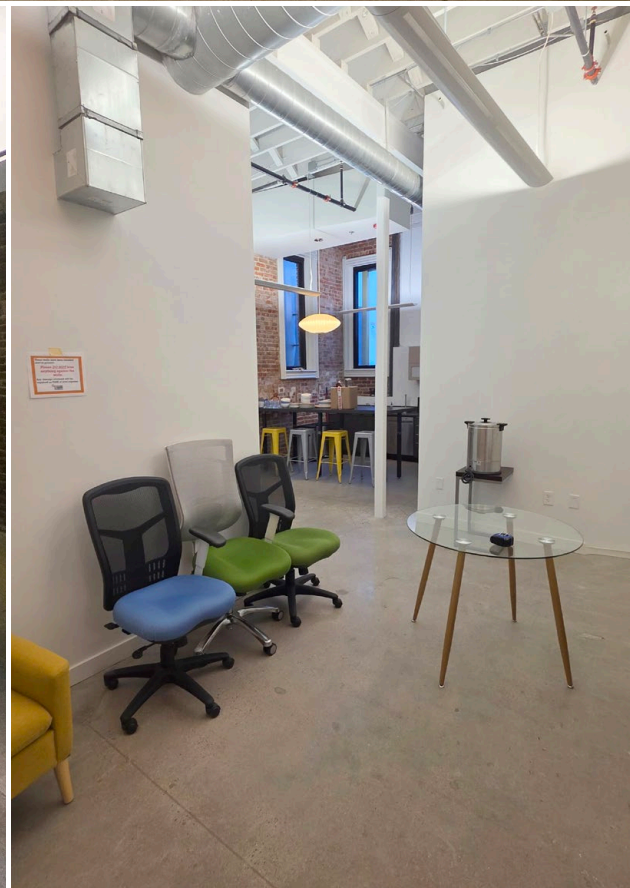
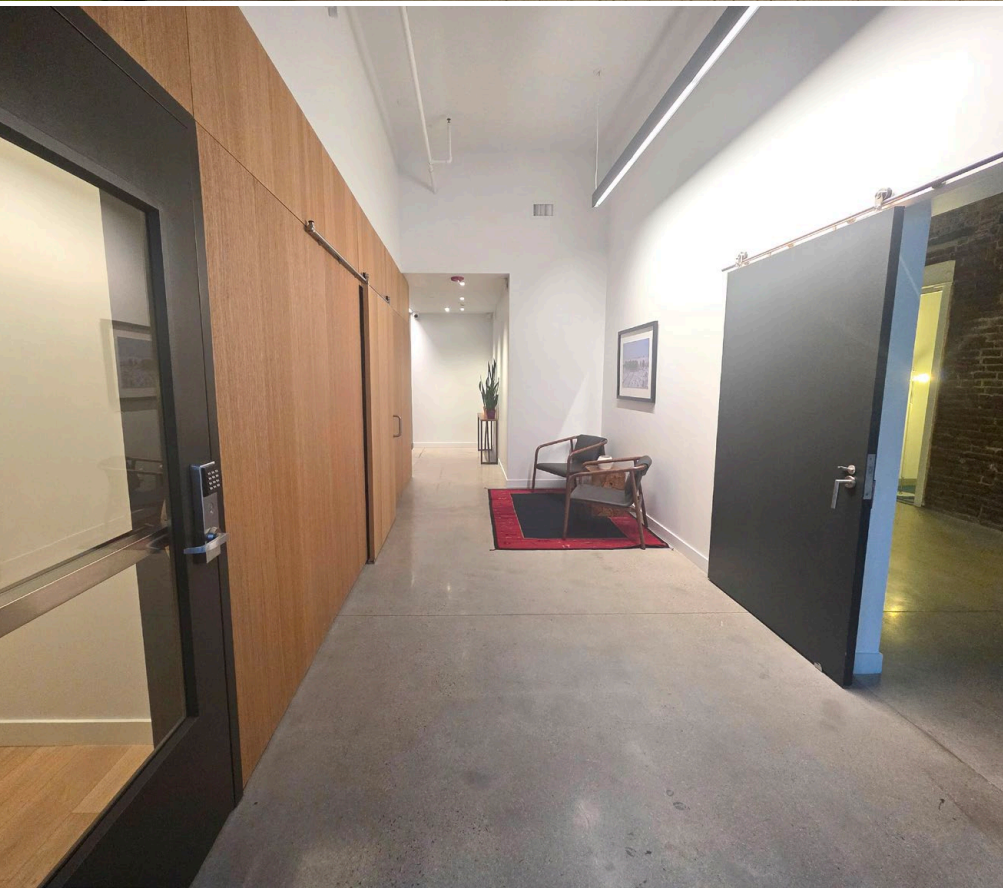
Lease Rate : \$27.00/SF FSG



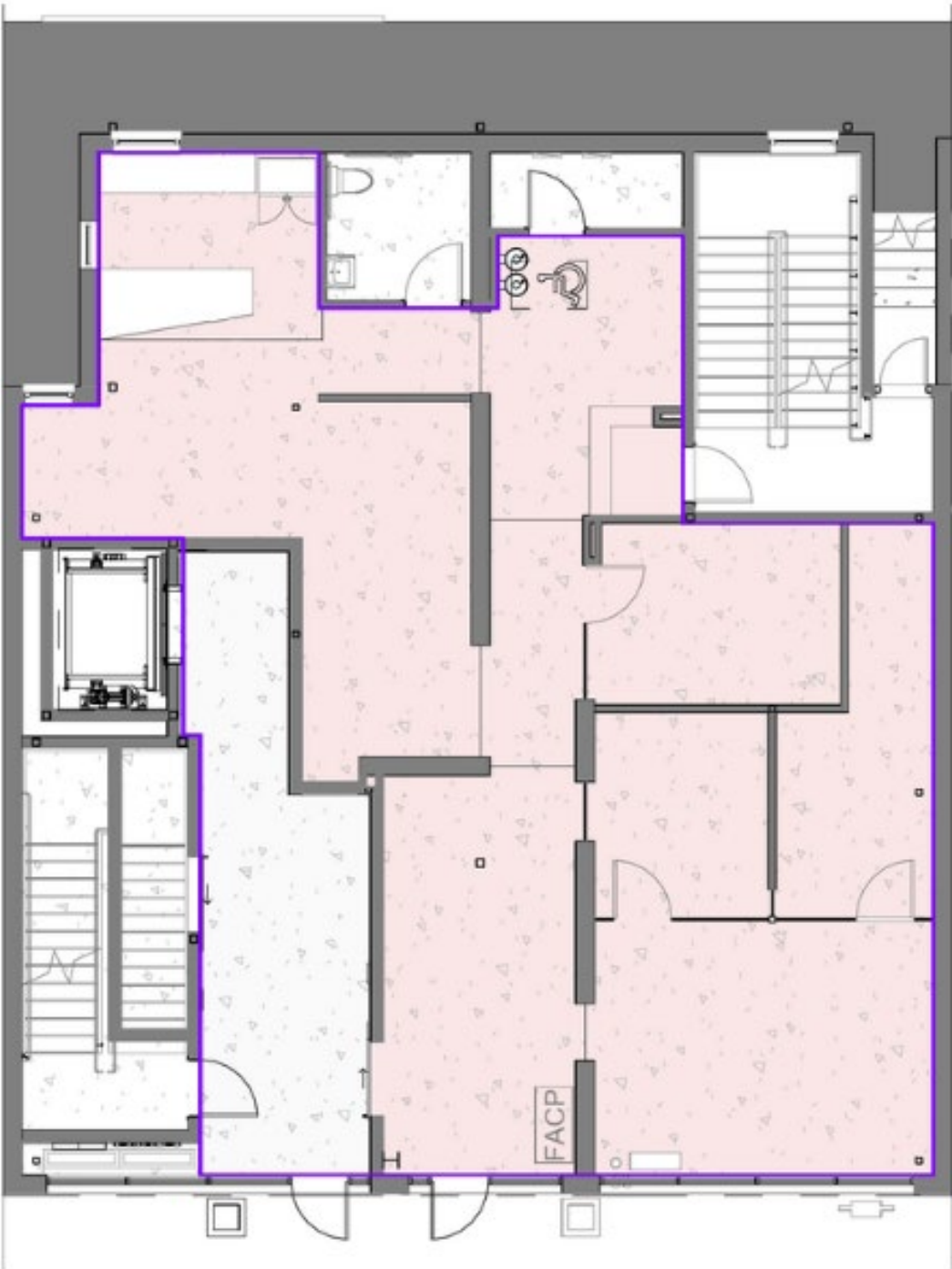
Property Facts

Availability	1,534 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

Dulce Vida CUBA CUBA

KIRKLAND MUSEUM

Levan DELI & CO

DENVER ART MUSEUM

HISTORY COLORADO

METROPOLIS COFFEE

BEER GARDEN SCHOONYARD

Mantra Cafe

STONEYS

FLOYD'S BARBERSHOP

CAPITOL HILL

838 N. Broadway

BROADWAY

the PAINTING COAC pub

LINCOLN

difranco's

SUNKEN GARDENS PARK

8TH AVE.

Cadillac

Vesper Lounge

GOVERNOR'S PARK

DENVER HEALTH
est. 1860

Mizuna

LUCA

TRADER JOE'S

6TH AVE.

Jersey Mike's SUBS

EINSTEIN BROS BAGELS

CHIPOTLE

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

H-R-MEININGER ART MATERIAL

THE WIZARD'S CHEST

SUBWAY

DAE GEE

BAKER

7 ELEVEN

DUNKIN' DONUTS

BÆRE BREWING CO

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____

Broker