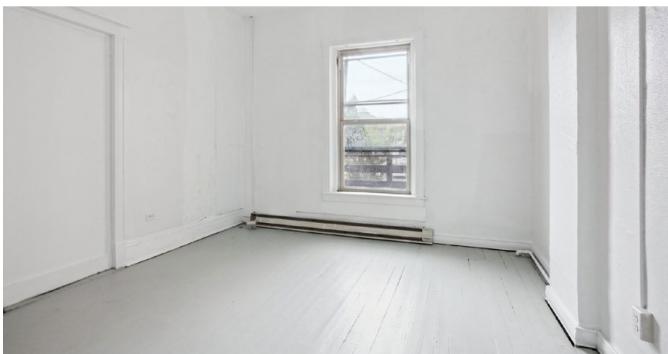
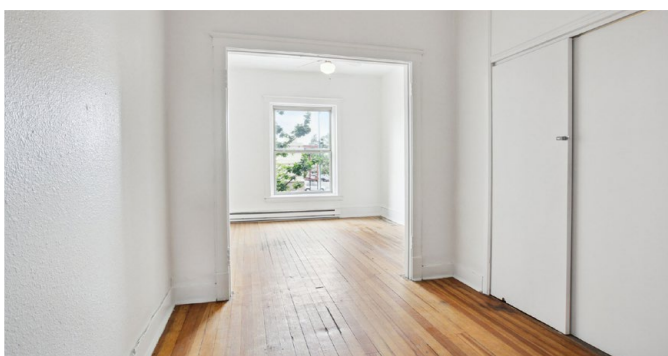


EXECUTIVE SUITES WITH PARKING 76 N. BROADWAY | DENVER, CO 80203



ABOUT THE PROPERTY

Now available for lease at 1st & Broadway, two professional office suites offer an affordable and efficient solution for small businesses, startups, or remote professionals seeking a central Denver address.

Located in a well-maintained building with excellent visibility along the Broadway corridor, these suites provide a quiet, professional environment with convenient access to major highways, public transit and on-site parking.

The surrounding area features a vibrant mix of dining, retail, and business amenities, making it an ideal environment for teams and clients alike.

AVAILABLE UNITS

UNIT 109: 214 RSF for \$775.00/Mo (Available Now)

UNIT 112: 168 RSF for \$500.00/Mo (Available Now)

Monthly Rent Includes:

- One unassigned parking stall per unit with ample street parking
- Secured entrance area and mailbox
- Optional: New desk and chair could be provided for extra \$50 per month.

CONTACT

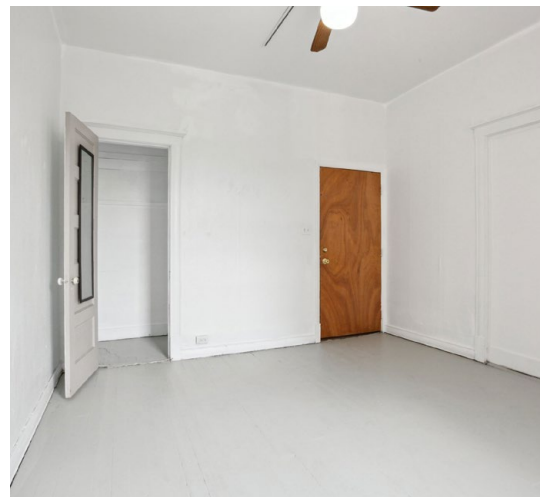
PAUL CATTIN, CCIM, MICP
o 303-630-0606 | c 303-775-3856
paul@platinum-cre.com

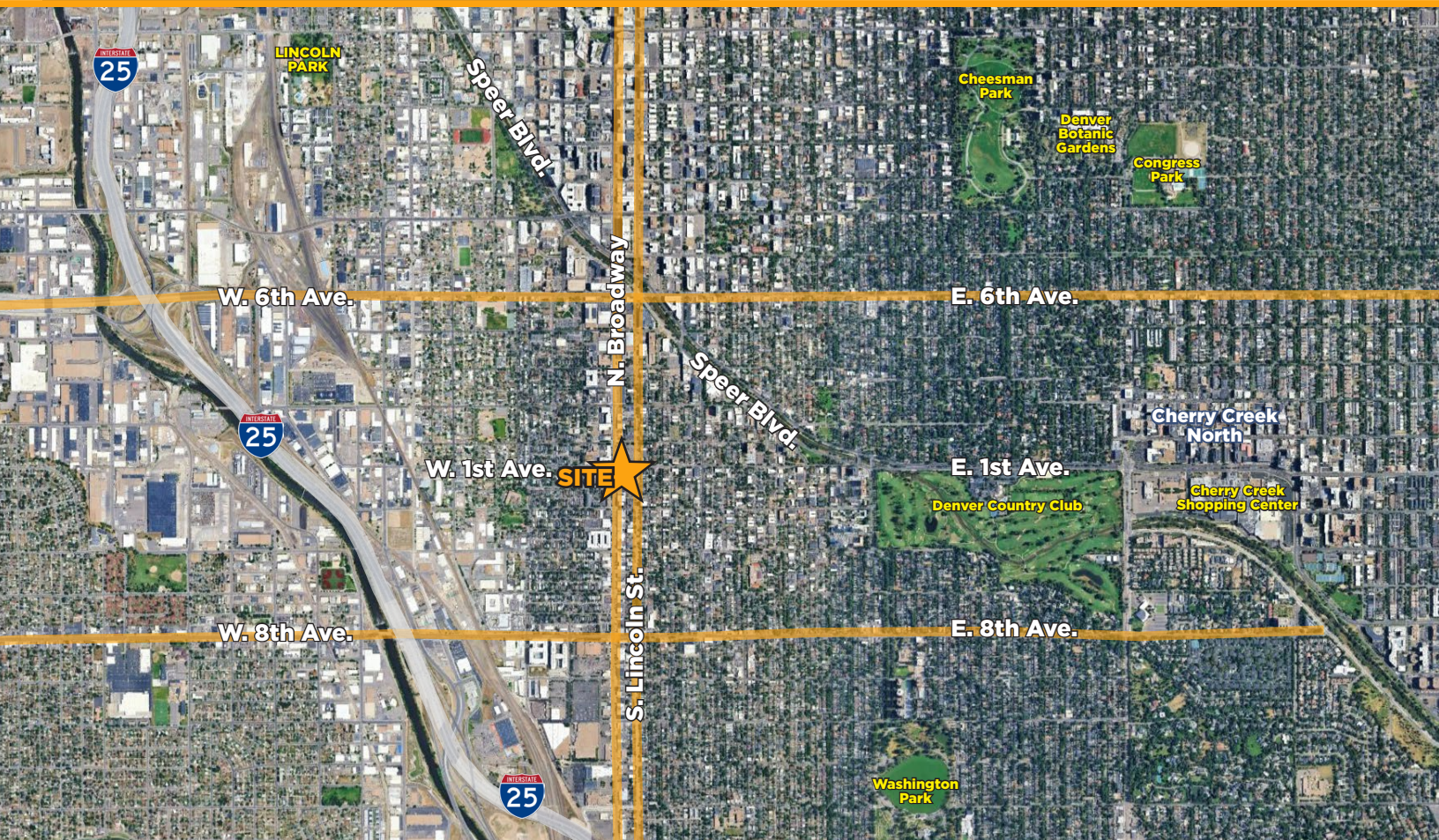
ALEXIA MONTALVO
o 303-630-0606 | c 720-325-9039
alexia@platinum-cre.com



2ND FLOOR FLOOR PLAN

- Each unit features natural light, climate control, and access to shared restrooms
- Ideal for private offices, consulting, or creative workspaces
- Move-in ready suites with flexible lease terms
- Convenient delivery/mail access for small-package receiving
- 21 free surface parking spaces on-site; Paid parking available across the street





LOCATION

Located in one of Denver's most dynamic and culturally rich districts, the Broadway Corridor offers the perfect blend of historic charm and modern urban energy. Surrounded by popular restaurants, boutique shops, art galleries, and entertainment venues, this central location attracts steady foot traffic and provides excellent visibility. With easy access to Downtown Denver and nearby neighborhoods, plus a walkable, lively atmosphere, Broadway is an ideal setting for businesses looking to thrive in a high-profile, connected, and energetic community.



76 N. BROADWAY DENVER, CO 80203

CONTACT

PAUL CATTIN, CCIM, MICP

o 303-630-0606 | c 303-775-3856

paul@platinum-cre.com

ALEXIA MONTALVO

o 303-630-0606 | c 720-325-9039

alexia@platinum-cre.com

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