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1740 Broadway  
Denver, CO 80290

# 114,961 SF Class A Office Space For Sale or Lease

# Contemporary workspace with character.

1740 Broadway is a four-story, boutique office building located in the heart of Upper Downtown Denver. This iconic building has a rich architectural history and is being transformed into a modern office space, built for the workforce of the future. With 100,000 SF, flexible floor plans, and robust amenities, 1740 Broadway is the perfect HQ opportunity for marquee tenants.





# A shining first impression.

The building's new glass facade will flood interior spaces with natural light, while providing scenic views of some of Upper Downtown's most renowned buildings as well as the Rocky Mountains.

At night, the building becomes a beacon of light, as the transparent facade showcases the workplaces within.





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100,000 SF Across 5 Floors

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Expansive Floor Plates

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Flexible Floor Plans

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Sweeping Window Line

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Historic Architectural Features  
Paired with Modern Finishes

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Pursuing LEED Gold and  
Fitwell Certification

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Unique Branding Opportunity

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Private Terrace and  
Balconies

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14' Ceilings on  
Floors 2 and 3

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# Timeless design.

The hospitality-inspired interior design blends historic architectural features with modern finishes, creating a timeless, sophisticated space conducive to innovation.

# Spaces to gather & connect.

1740 features a number of open and interconnected gathering hubs. These striking, luxurious indoor and outdoor spaces are built to facilitate connection and inspire creativity.

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Level 3 Open-Air Balcony Space

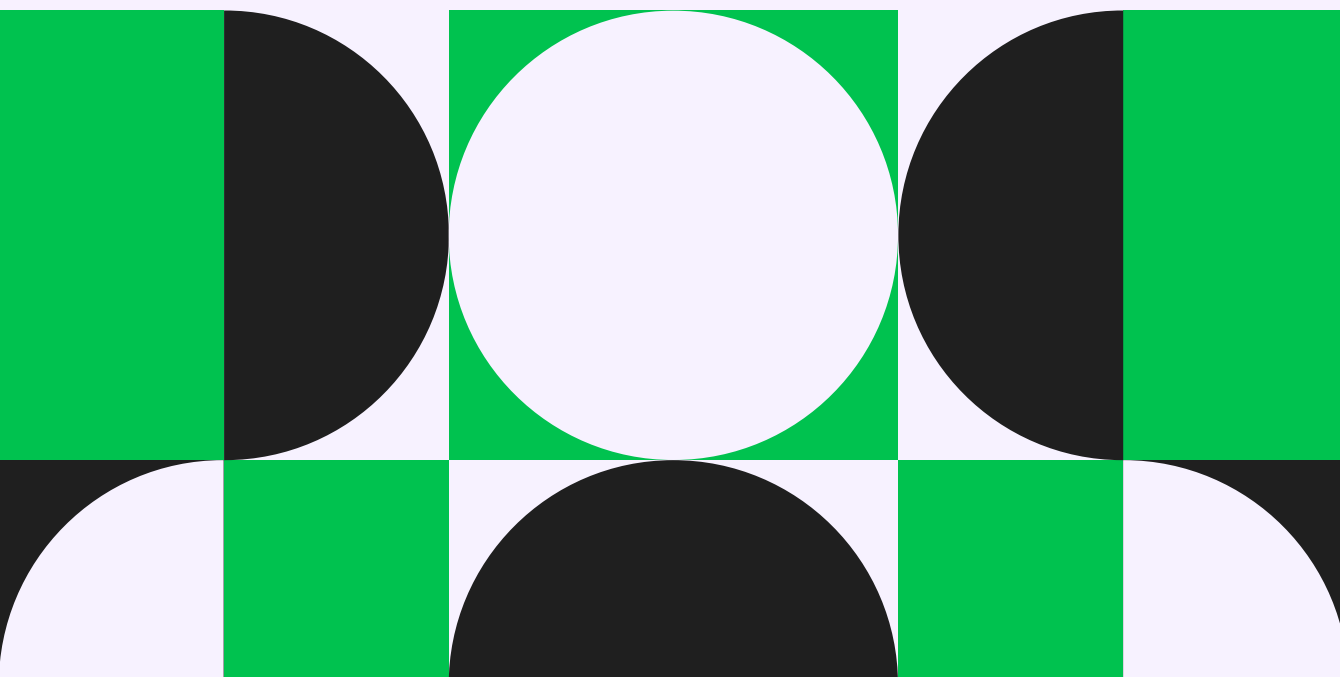
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Level 4 Private Outdoor Deck with Stunning City Views

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Open, Modern Lobby Space

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# Versatile workspaces.

Expansive floor plates ensure that the space can be tailored to meet the needs of any tenant.

Flexible floor plans also allow tenants to maximize every square foot, providing space for collaboration and innovation, as well as areas for quiet focus.

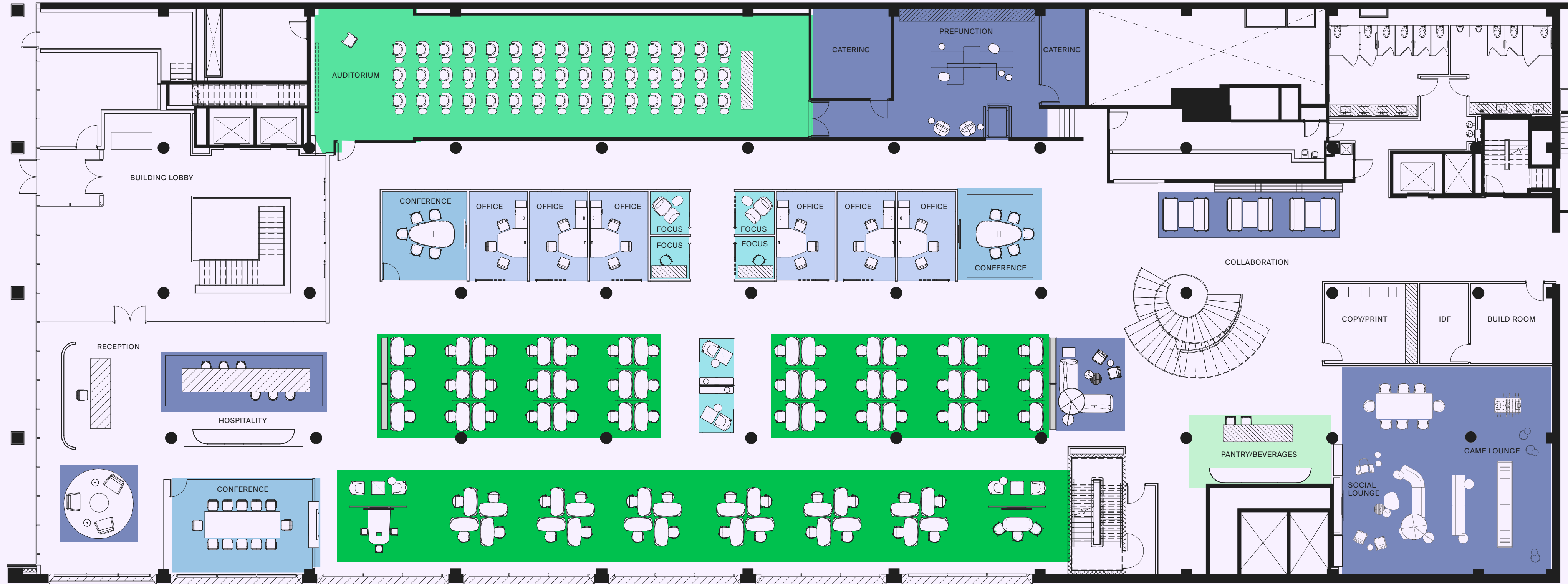


# Level 1

24,963 RSF | 194 SF / PERSON  
FOR ADDITIONAL FLOOR PLATES SEE APPENDIX

Workstations	66
Conference / Meeting Rooms	2
Kitchen / Cafe	1
Auditorium	1

Lounge / Collaborate	6
Office	6
Focus/Wellness	6
<b>TOTAL HEAD COUNT</b>	<b>72</b>



N BROADWAY

LINCOLN ST.



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Tenant Lounge

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On-site Parking

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Yoga Studio

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Shift Employee Amenity Program

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Bike Room

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Spa-like Fitness Center

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On-site Cafe and Retail

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Conference Center

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# Vibrant & connected campus.

1740 Broadway is a part of Denver's premier downtown campus, which includes 1700 Broadway and The Atrium. This campus will soon be Downtown Denver's new go-to social hub, offering retail, entertainment, and programmed events.

# The pulse of the city.

Located at the confluence of Upper Downtown and Uptown, 1740 Broadway has unparalleled access to Denver's best restaurants and transit, as well as the city's largest concentration of multifamily projects.

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Adjacent to 16th Street Mall & "Restaurant Row"

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Near 50+ Local-to-Global Restaurants

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Steps to a Dozen Top Hotels

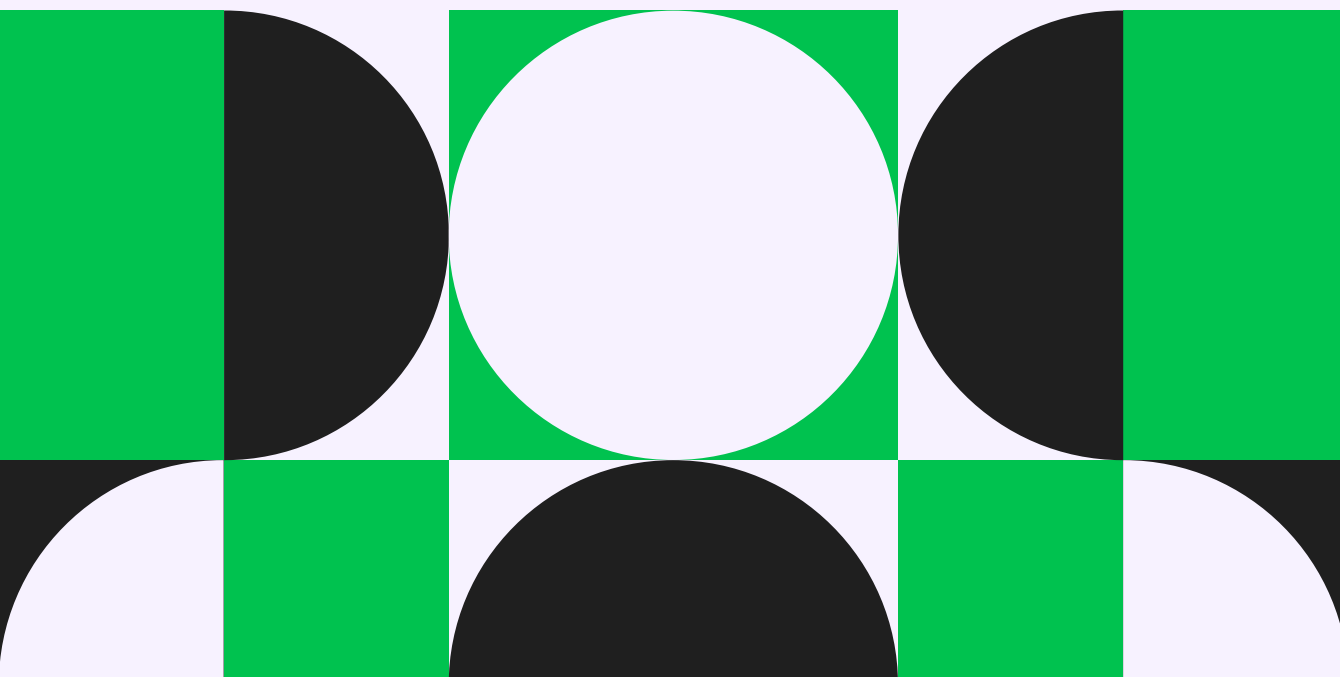
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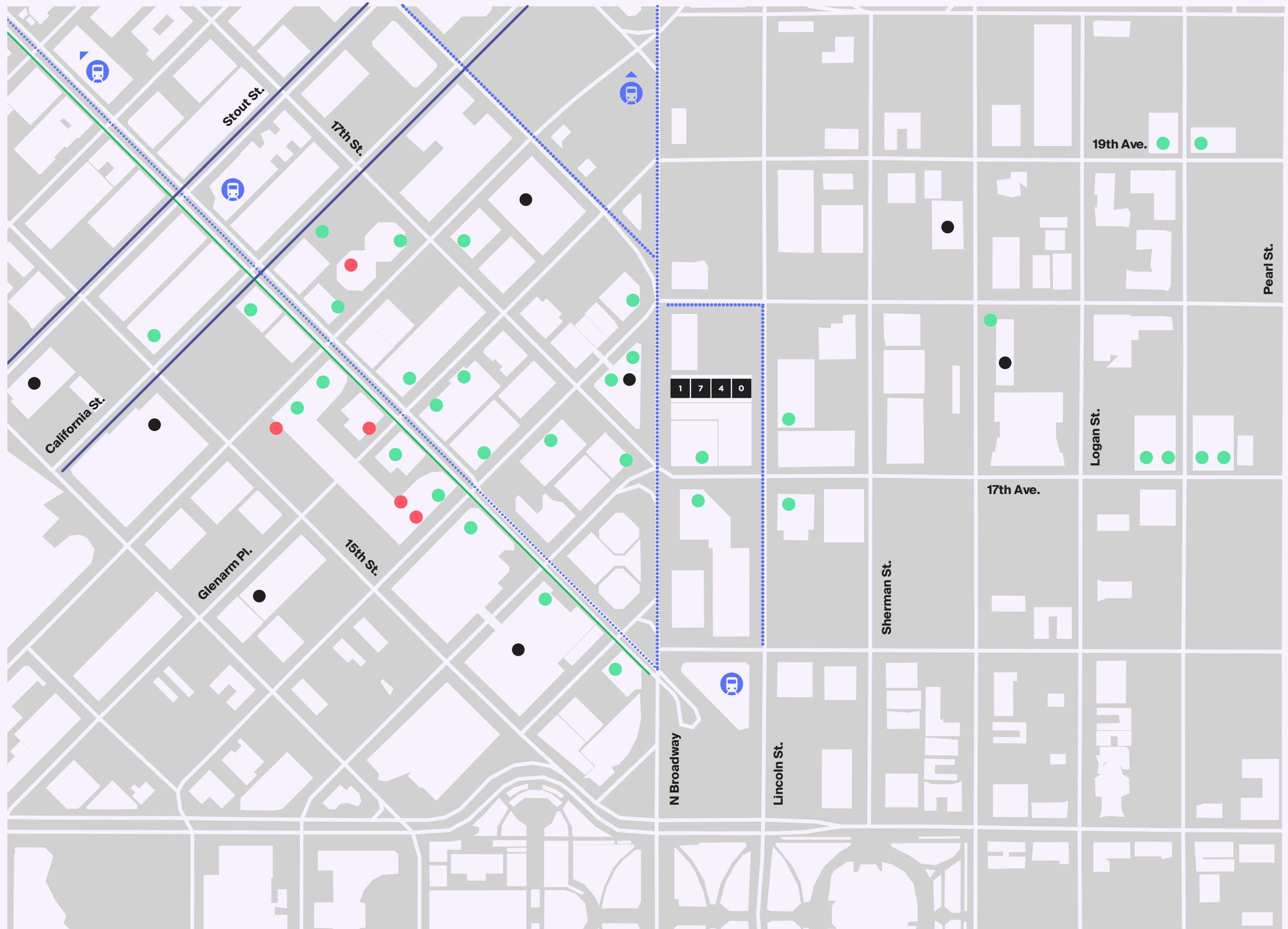
Among Popular Retail Destinations

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One Block From Civic Center Station

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One Block From Civic Center Station

Four Blocks From Light Rail

Direct Union Station Access

Easy Access to I-25 and I-70

Steps Away From Popular Retail Destinations

- TRANSIT
- EAT & DRINK
- SHOPPING
- HOTELS

- 16TH ST TRAM
- FREE TRANSIT
- LIGHTRAIL

# Access for all.

Whether you're commuting from outside of Upper Downtown or visiting from out of state, 1740 Broadway is easily accessible to all. With robust access to major freeways and

transportation options—including the RTD commuter rail system and Free Metro Ride—1740 Broadway's location is second to none.

# BEACON

CAPITAL PARTNERS

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership, and management.  
For more information:  
[www.beaconcapital.com](http://www.beaconcapital.com)

# CBRE

**LEASING**  
Chris Phenicie:  
303-628-7411 | [chris.phenicie@cbre.com](mailto:chris.phenicie@cbre.com)  
Allison Berry:  
303-628-7456 | [allison.berry@cbre.com](mailto:allison.berry@cbre.com)  
Sarajane Goodfellow:  
303-628-7414 | [sarajane.goodfellow@cbre.com](mailto:sarajane.goodfellow@cbre.com)



# FLOOR PLAN APPENDIX

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WORKSPACE EVOLVED

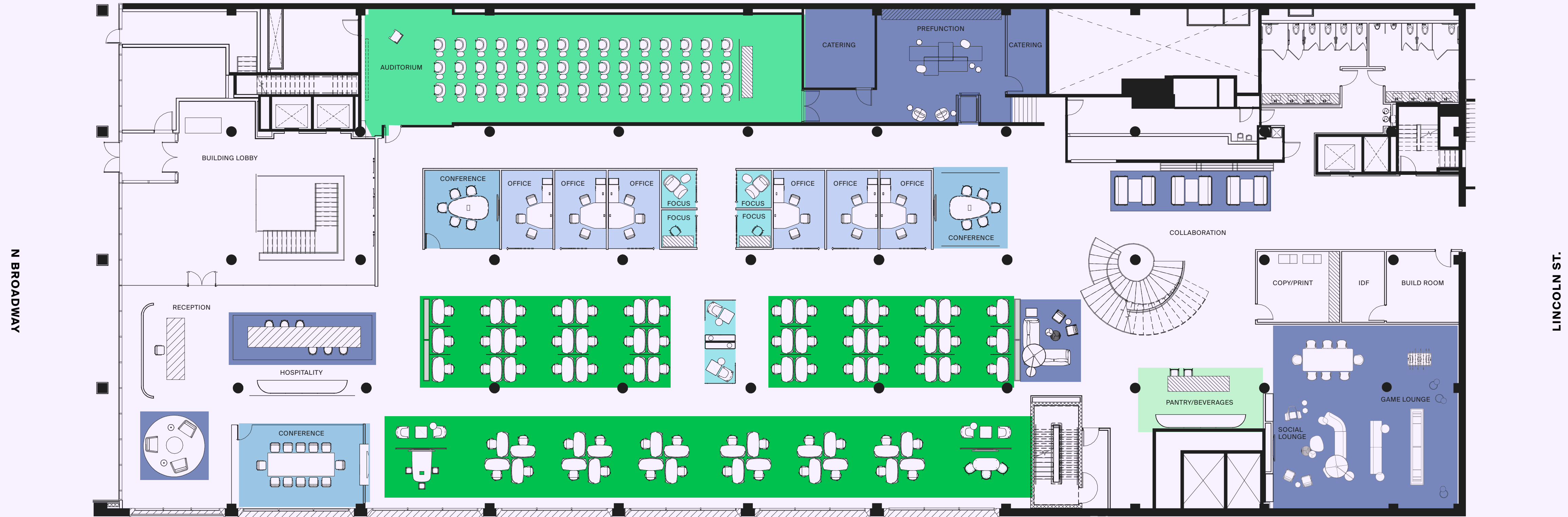


# Level 1

28,745 RSF

Workstations	66
Conference / Meeting Rooms	2
Kitchen / Cafe	1
Auditorium	1

Lounge / Collaborate	6
Office	6
Focus/Wellness	6
<b>TOTAL HEAD COUNT</b>	<b>72</b>

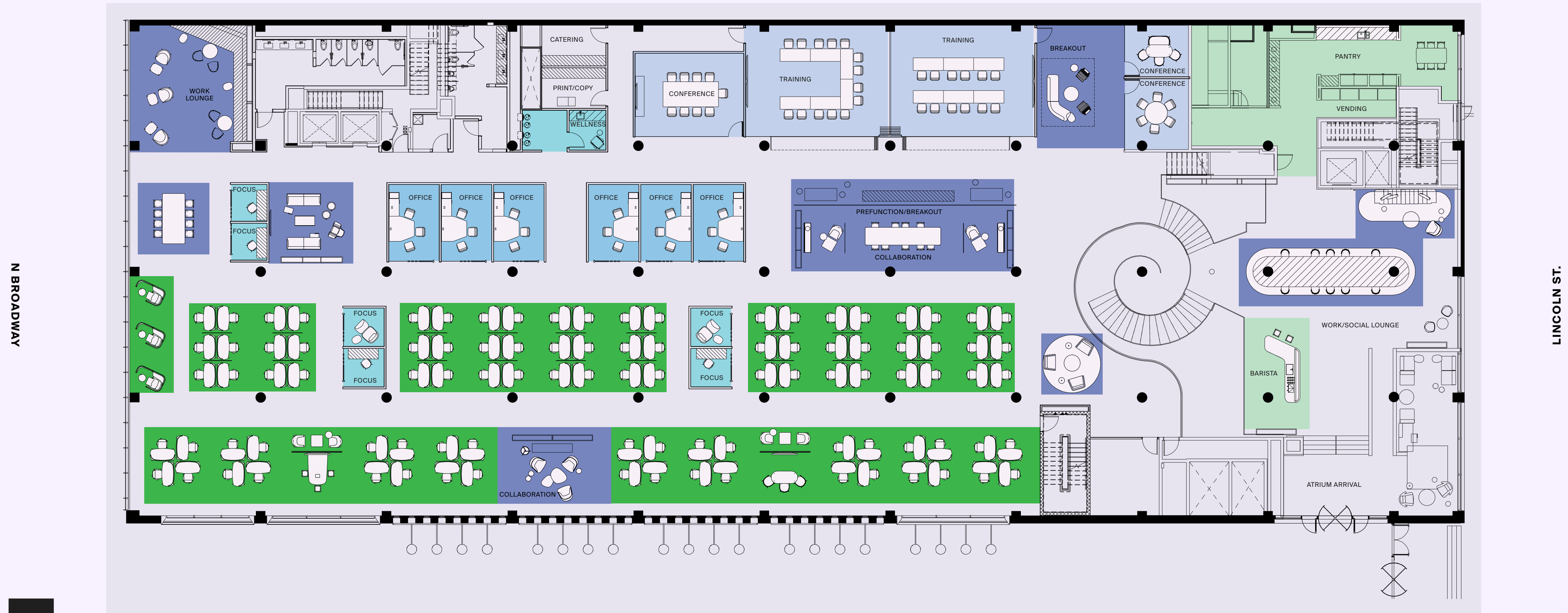


# Level 2

22,712 RSF

Workstations	96
Conference/Meeting Rooms	5
Kitchen / Cafe	2
Lounge / Collaborate	8

Office	6
Focus / Wellness	7
<b>TOTAL HEAD COUNT</b>	<b>102</b>

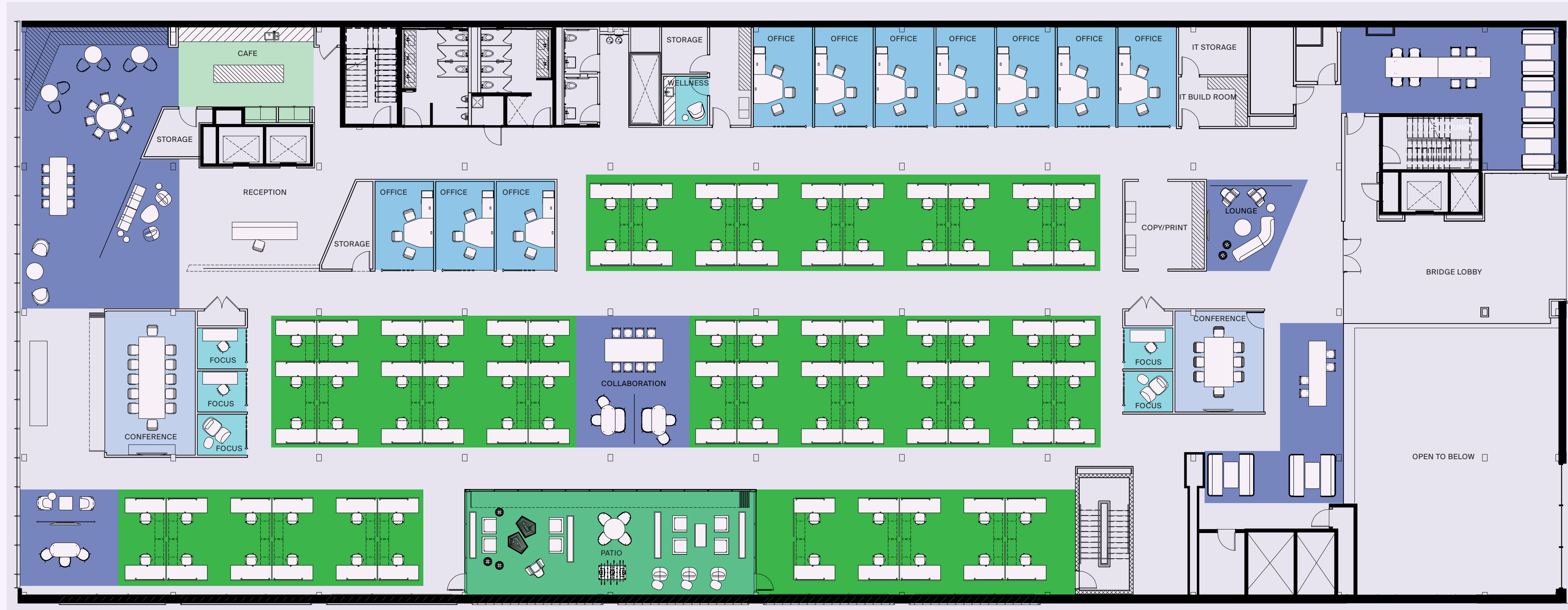


# Level 3

24,238 RSF

Workstations	86
Conference/Meeting Rooms	2
Kitchen / Cafe	1
Patio	1

Lounge / Collaborate	6
Office	10
Focus / Wellness	6
<b>TOTAL HEAD COUNT</b>	<b>96</b>



# Level 4

14,733 RSF

Workstations	53
Conference / Meeting Rooms	4
Kitchen / Cafe	1
Roof Deck	1

Lounge / Collaborate	3
Office	5
Focus / Wellness	4
<b>TOTAL HEAD COUNT</b>	<b>58</b>

