

Rainbow Office Bldg

475 Lincoln St, Denver, CO 80203

Presented by
475 Lincoln Group, LLC



Price: \$26.00 /SF/YR

Located on 5th, between Broadway and Lincoln, this unique space is open and airy--a great collaborative environment--and a welcome, affordable alternative to the Cherry Creek commercial market. Tenants enjoy access to the sought-after SOBO (South Broadway) Design District. The building is occupied by firms in architecture and accounting, as well as PUSH GYM, a locally owned health and wellness facility. At just under five thousand square feet, the facility offers high ceilings, private kitchen space, bicycle storage, a reception area, and four private offices. The layout can accommodate up to 30 individuals, with 20 large workstations. The space shares restroom amenities with the neighboring architecture firm and an attached, secured garage with five parking spaces available. The location also provides easy access to the 6th and Broadway food area, including Chipotle, Starbucks, Noodles, and other great local restaurants. Banded Oak, an award-winning micro-brewery with patio space is located in an adjacent building.

Rainbow Office Bldg

475 Lincoln St, Denver, CO 80203



The historic Rainbow Office Building was formerly the Rainbow Ballroom, one of the preeminent music and dancing venues west of the Mississippi in the '30's and '40's.

Renovated in 2002 and again in 2024, the building's history is on display throughout the public spaces. Its clear span structure and barrel vaulted roof allow for open, daylit spaces with high volumes and the warmth of the exposed wood roof structure above. It's a property that is highly unique within Denver's commercial real estate market!



Andy Barnard

475lincolngroup@gmail.com

303.918.0203

475 Lincoln Group, LLC

475 Lincoln St, Suite 100
Denver, CO 80203

Rainbow Office Bldg

475 Lincoln St, Denver, CO 80203

Rainbow Office Bldg

475 Lincoln St, Denver, CO 80203



Major Tenant Information

	SF Occupied	Lease Term
Kunding Corder & Engle	2,000	5-years
Perkins and Will, Inc.	10,000	10 years
Push Gym	3,000	5 years



475 Lincoln St, Denver, CO 80203



Listing space

1st Floor Ste 150

Space Available	4,995 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

Rainbow Office Bldg

475 Lincoln St, Denver, CO 80203

Property Photos



Rainbow Office Bldg

475 Lincoln St, Denver, CO 80203

Property Photos



Front Entrance



Entrance Hall

Rainbow Office Bldg

475 Lincoln St, Denver, CO 80203

Property Photos



Reggie in our East Lobby



Secure Parking Garage

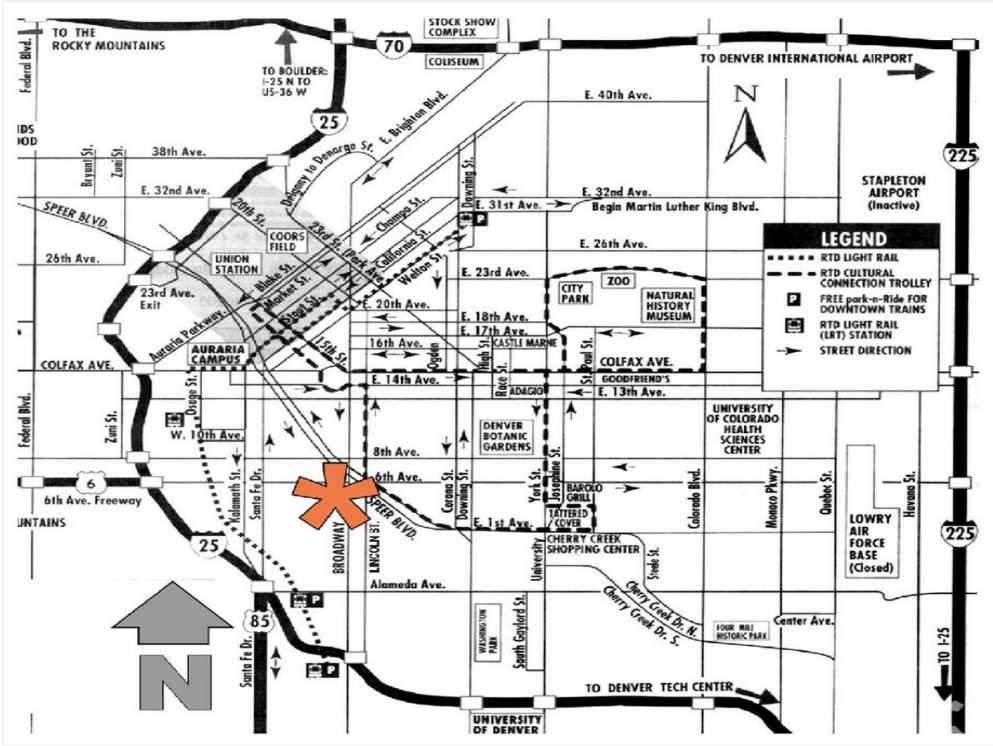
Rainbow Office Bldg

475 Lincoln St, Denver, CO 80203

Property Photos



Rooftop View



Map with Legend

Rainbow Office Bldg

475 Lincoln St, Denver, CO 80203

Location

