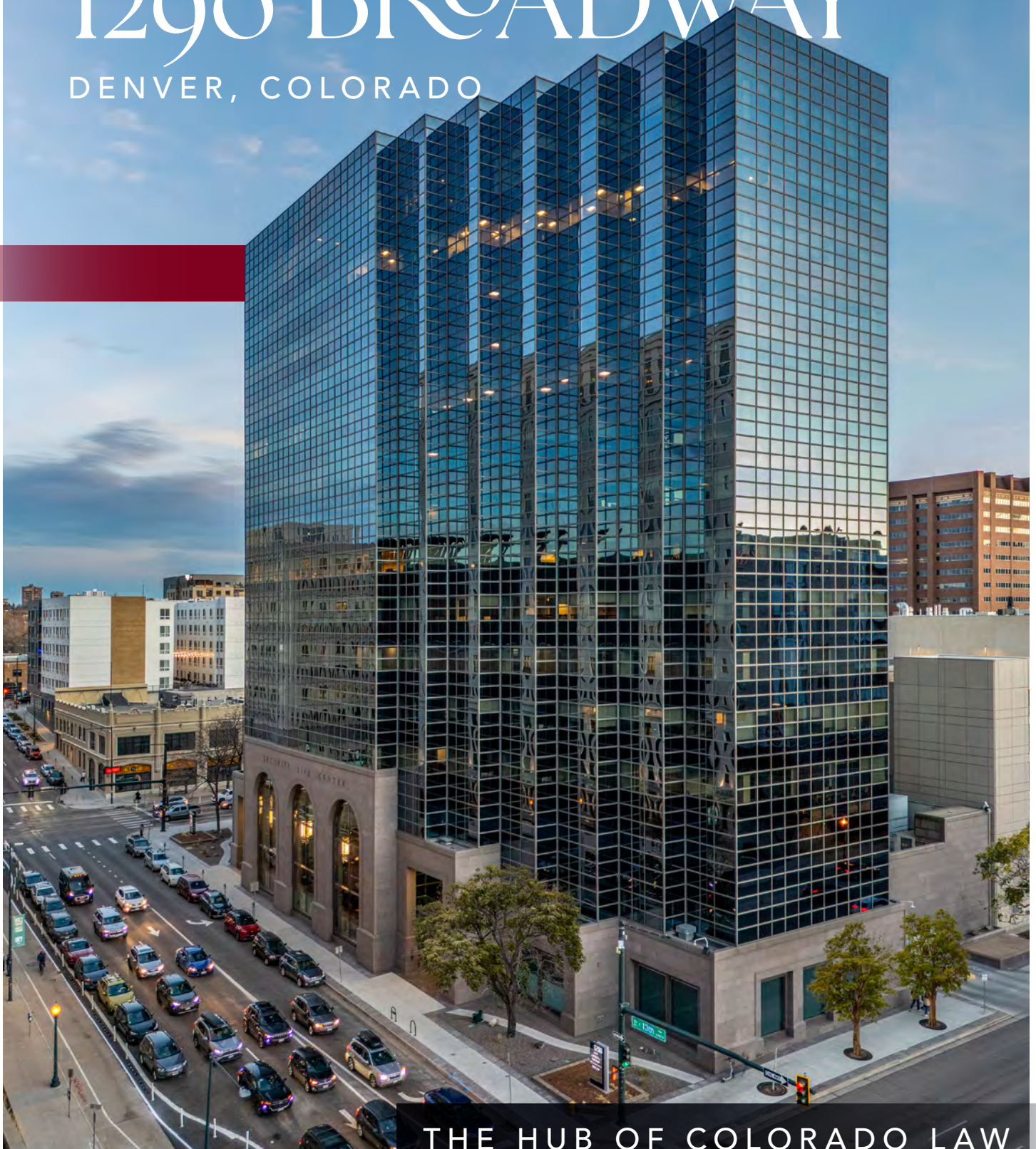


1290 BROADWAY

DENVER, COLORADO



THE HUB OF COLORADO LAW

NEWMARK

1290 BROADWAY

DENVER, COLORADO

252,230 RBA

17
FLOORS

21,000 SF
FLOORPLATE

22
CORNER
OFFICES

4
EV CHARGING
STATIONS

Easy Commute
CENTRALLY LOCATED
OUTSIDE OF CBD



2:1,000 RSF Covered
Parking Ratio,
Street Parking
& Nearby Public
Transportation



1290 CLUB
Designed for you!



Onsite 24/7
Security Guard
& Property Management



1290 BROADWAY

DENVER, COLORADO



1



2



3

1. Built in 1986 and continually improved to maintain its Class A status.
2. High-identity signage visible from Broadway & Lincoln.
3. Enjoy the fully equipped fitness center with showers, locker rooms & towel service.
4. Pedestrian-friendly, steps to 2,000+ multifamily units for car-free commute, 20+ restaurants, hotels, courthouses & museums.
5. Stabilized occupancy above 80% & strong ownership provide tenants with assurance when choosing a new office location.



4



5

1290 BROADWAY

DENVER, COLORADO

Coming in 2026, the 1290 CLUB will offer a sophisticated collection of spaces designed to elevate the tenant experience. From flexible conference and meeting rooms to an exclusive tenant lounge and Grab & Go Market, every detail has been thoughtfully planned to foster connection, creativity, and community.

GRAB & GO LOUNGE

Essential for trial schedules.

FIRST SERVE

HUDDLE ROOM

EXECUTIVE BOARDROOM

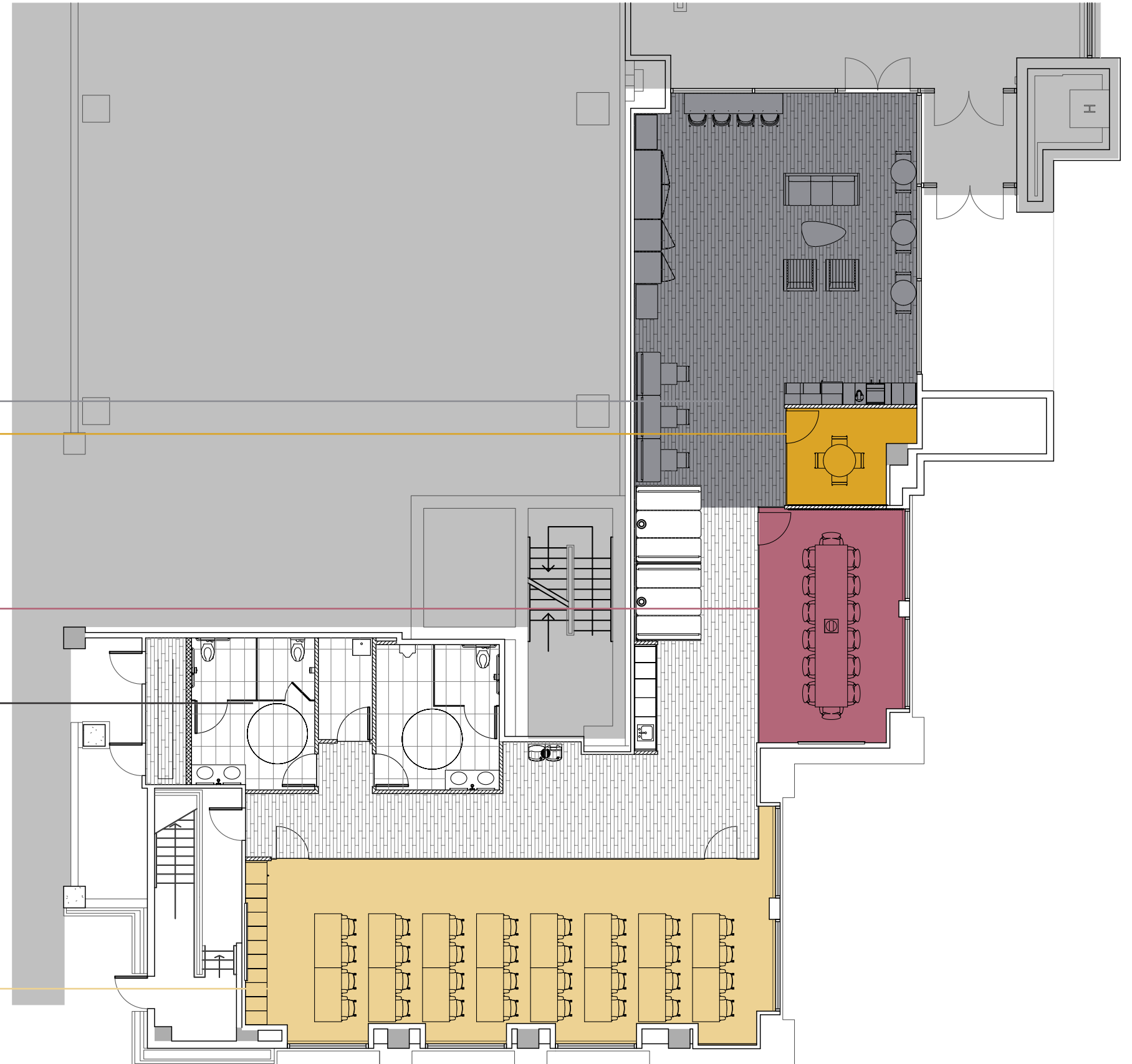
High-spec AV for remote court hearings.

NEW RESTROOMS

LOBBY CONVENIENCE

THE WAR ROOM

A 32-person training room for depositions, mock trials, and retreats.



1290 BROADWAY

DENVER, COLORADO



WHITNEY HAKE
Senior Managing Director
Tel. 303-260-4202
Whitney.Hake@nmrk.com

GRACE LESSARD
Associate Director
Tel. 303-260-4210
Grace.Lessard@nmrk.com

NEWMARK

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