



**CHARACTER. VISIBILITY. PARKING.
 ALL ON SOUTH BROADWAY**

160 S BROADWAY

DENVER, CO

Property Summary

- Prime South Broadway location with strong visibility and signage potential
- Unique building character with exposed brick, high ceilings, and natural light
- Flexible layout ideal for retail, showroom, or creative office users
- Rare on-site parking with easy customer and employee access
- High traffic counts and strong surrounding demographics
- Surrounded by established retail, dining, and entertainment destinations
- Convenient access to I-25, Downtown Denver, and major transit routes
- Move-in ready condition with modern updates while preserving historic charm

Property Features

Lease Rate: \$25/SF NNN

Available SF: 7,055 SF

NNN Estimate: \$7.55/SF (2025)

County: Denver

Zoning: U-MS-3

Parking: Parking: +/- 20 spots

For more information:



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