



**914**

**INCA STREET  
DENVER, COLORADO**

**Kentwood**

Commercial

**FOR LEASE**

Creative Office/Retail in  
Santa Fe Arts District

# LEASE SUMMARY

## Storefront Retail Space Available for Lease on S Broadway Corridor

Located just one block from Denver's vibrant Santa Fe Arts District, this distinctive office opportunity offers a blend of modern design, functionality, and urban connectivity. Surrounded by galleries, restaurants, breweries, coffee shops, and creative businesses, the property provides an inspiring environment with convenient access to Downtown Denver, I-25, and the surrounding metro area.

Constructed in 2018, the fully built-out space features three private offices, two conference rooms, a welcoming lobby, and a large open flex workspace ideal for creative, collaborative, or professional users. Contemporary industrial finishes include exposed brick, steel beams, glass-walled offices, and a mix of hardwood, tile, and composite flooring, while soaring ceilings, abundant natural light, and city views create an open and inviting atmosphere. Additional amenities include key card access, a security system, two ADA-compliant restrooms, a kitchenette with refrigerator and dishwasher, two separate entrances including Inca Street frontage, access to shared outdoor patio and yard areas, and private parking available for an additional fee. The space is available for immediate occupancy and can be delivered fully furnished, with existing furniture and fixtures available for purchase or lease from the current tenant.

## Property Highlights

- » **Prime Santa Fe Arts District Location:** Just one block from Denver's vibrant arts, dining, and entertainment district.
- » **Fully Built-Out & Move-In Ready:** Available for immediate occupancy!
- » **Efficient Office Layout:** 3 private offices, 2 conference rooms, lobby, & large open workspace.
- » **Modern Industrial Finishes:** Exposed brick, steel beams, glass walls, and contemporary flooring throughout.
- » **Dramatic Ceiling Heights:** 10-foot ceilings on the ground floor and lofted ceilings exceeding 20 feet.
- » **Natural Light & City Views:** Bright workspace with expansive windows and skyline views.
- » **Secure & Accessible:** Key card access, security system, and 2 ADA-compliant private restrooms.
- » **Kitchenette Included:** Equipped with a refrigerator, dishwasher, and convenient break area.
- » **Dual Entrances & Inca Street Frontage:** 2 separate access points offering flexibility and visibility.
- » **Furnished Option Available:** Existing furniture and fixtures available for purchase or lease.

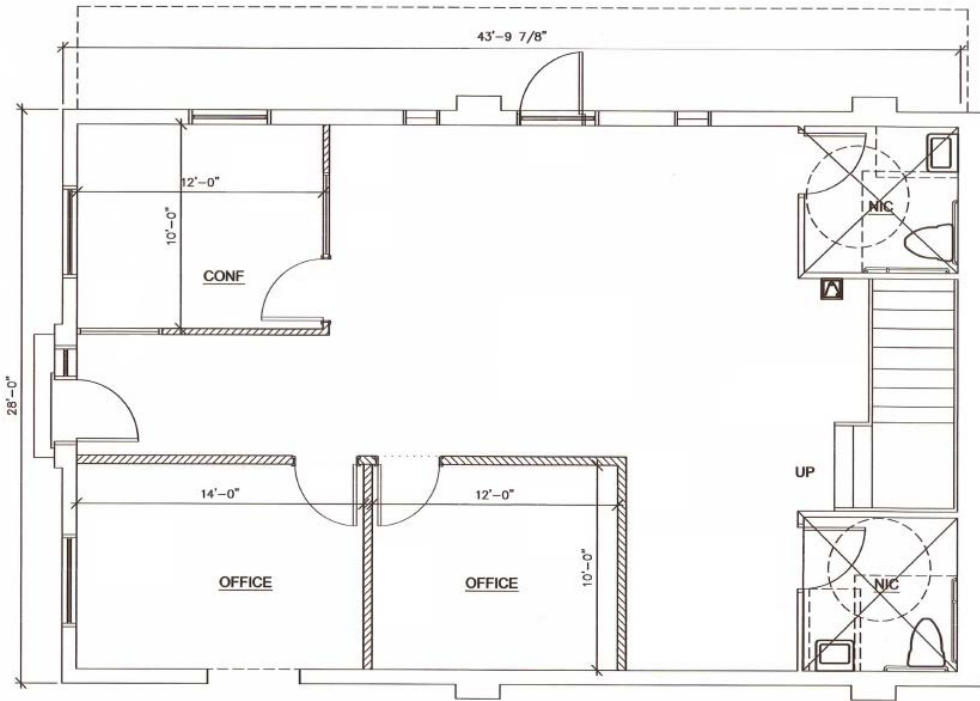


<b>LEASE RATE</b>	<b>\$30/SF NNN</b>
<b>OPEX (EST 2026)</b>	<b>\$9.00/SF</b>
<b>SPACE AVAILABLE</b>	<b>2,752 SF</b>
<b>PROPERTY TYPE</b>	<b>Creative Office/Retail</b>
<b>CONSTRUCTION</b>	<b>Masonry</b>
<b>BUILDING STORIES</b>	<b>2</b>
<b>YEAR BUILT</b>	<b>2018</b>
<b>PARKING</b>	<b>Off-Street + Street</b>
<b>SUBMARKET</b>	<b>Santa Fe Arts District</b>
<b>ZONING</b>	<b>C-MX-3</b>

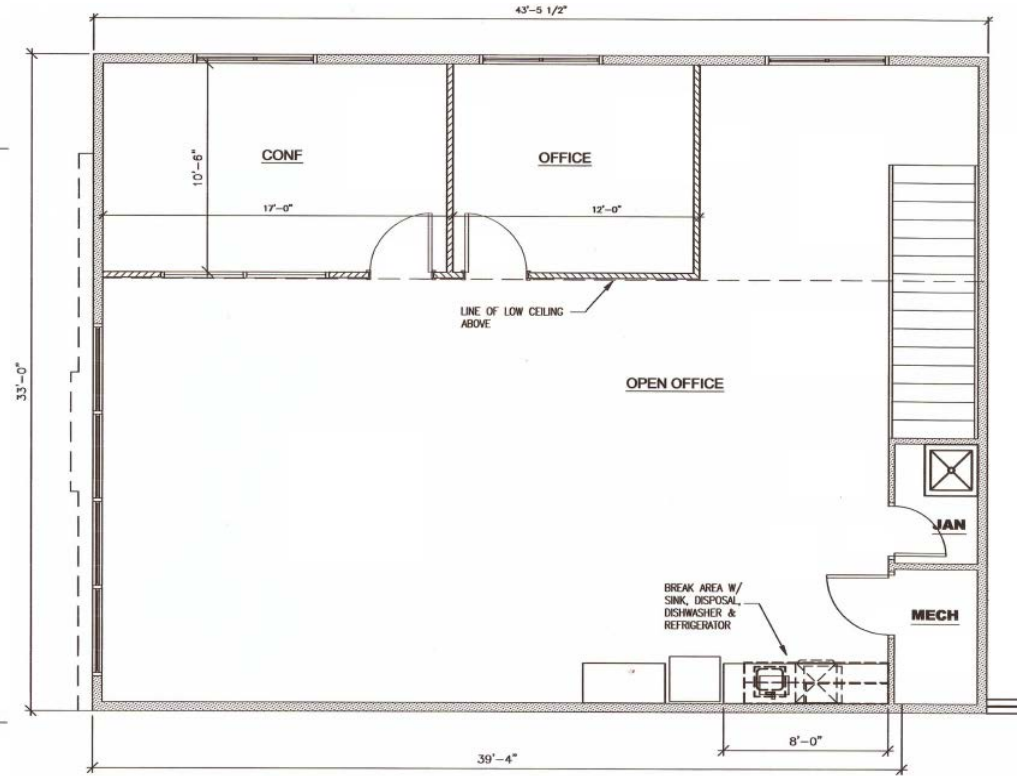
# SPACE PHOTOS



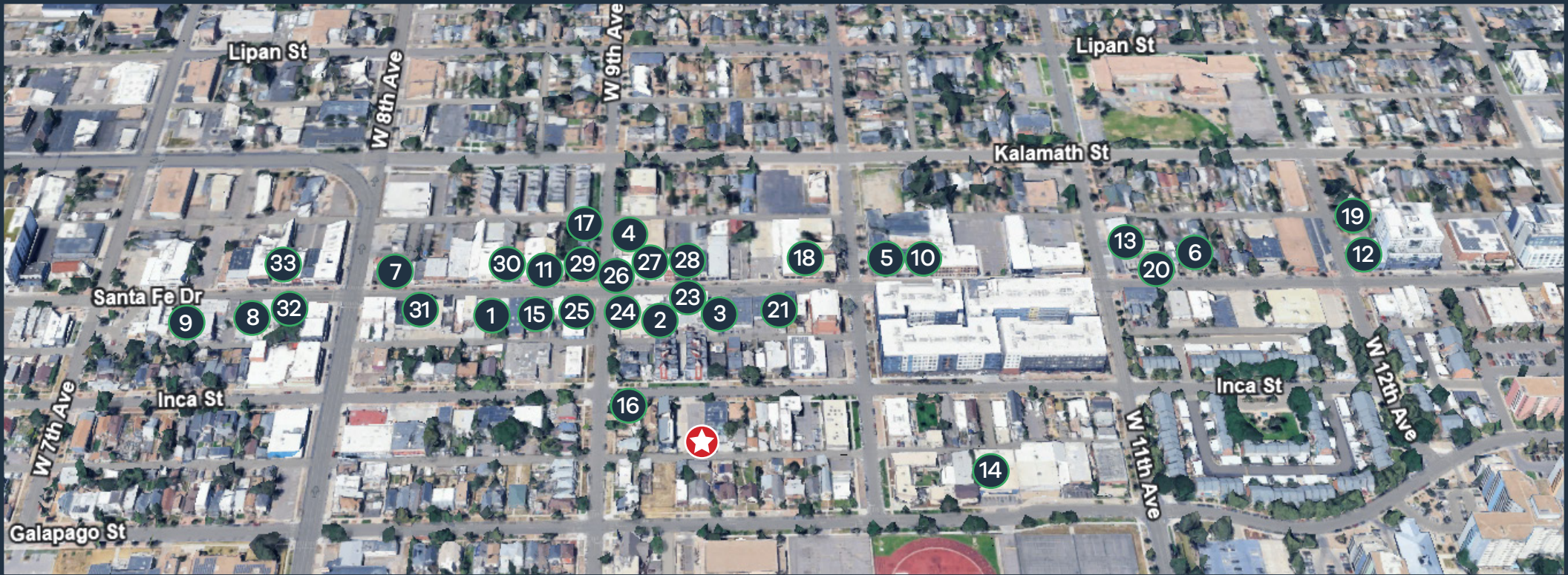
# FLOOR PLAN



FLOOR 1



FLOOR 2



**AREA HIGHLIGHTS**

**DINING/BARS/COFFEE**

- 1 Room for Friends - a Wine Bar
- 2 Tonantzin Casa de Cafe
- 3 Swift's Breakfast House
- 4 Renegade Brewing
- 5 Tacos Selene Denver
- 6 Chuey Fus - Latin/Asian Grub
- 7 Rocky Yama Sushi
- 8 Mon Thai Santa Fe
- 9 Chingon
- 10 Esp
- 11 The Drip Cafe
- 12 Bravo Cafe

**RETAIL/SERVICES**

- 13 7-Eleven
- 14 Downtown Animal Care Center
- 15 Afterglow Vintage
- 16 MaxFund Veterinary Clinic
- 17 Knotty Tie Co
- 18 Colorado Ballet
- 19 Elsewhere Salon
- 20 Nail & Skin Studio
- 21 Petals & Pages of Denver
- 22 Movement Ritual

**ART GALLERIES**

- 23 910Arts
- 24 D'art Gallery - Denver
- 25 Threyda Gallery
- 26 RemainReal Fine Art
- 27 Niza Knoll Gallery
- 28 SYNC Gallery
- 29 Grace Gallery
- 30 Bitfactory Gallery
- 31 Georgia Amar Fine Art
- 32 Michael Warren Contemporary
- 33 POP Gallery Denver

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**KAREN LANDERS**  
Senior Commercial Advisor  
303.947.3665  
Karen@KentwoodCommercial.com