

838 N. Broadway

Denver, CO 80205



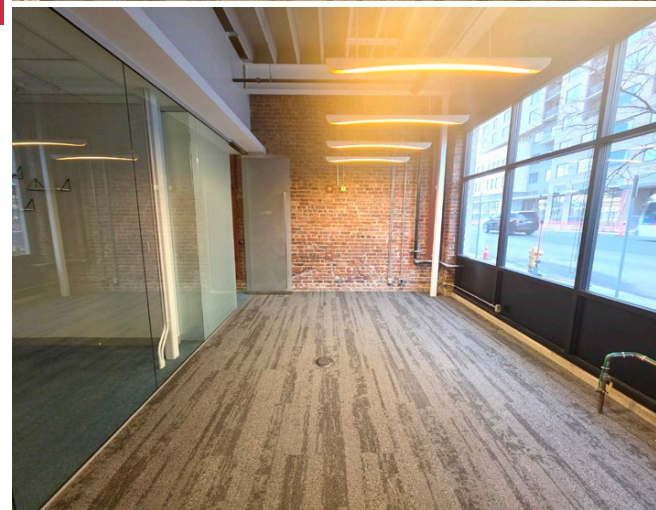
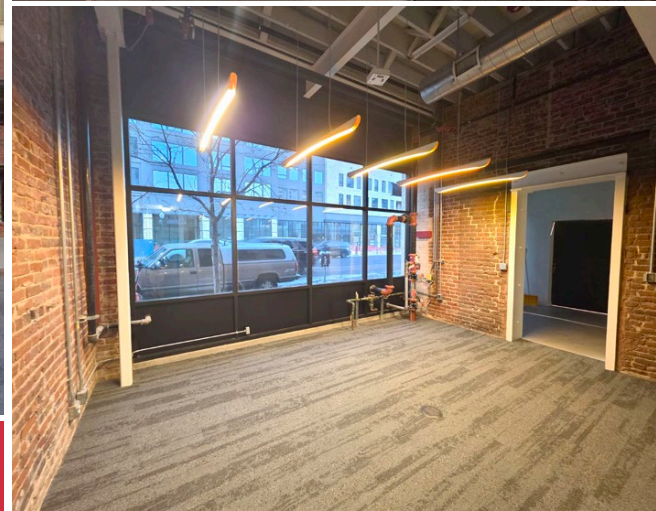
OFFICE FOR LEASE Golden Triangle

Property Highlights

- **1,534 SF ground-floor office** with strong visibility along N Broadway
- **Large storefront windows** providing excellent natural light and street presence
- **Flexible layout** ideal for creative, professional services, or showroom-style users
- Located in the **heart of the Golden Triangle**, steps from dining, galleries, museums, and amenities
- **Easy access** to Downtown, Cherry Creek, Speer Blvd, and major transit options
- Surrounded by **dense residential and office demand**, boosting foot and vehicle traffic

Lease Rate : \$27.00/SF FSG

**Shames
Makovsky**



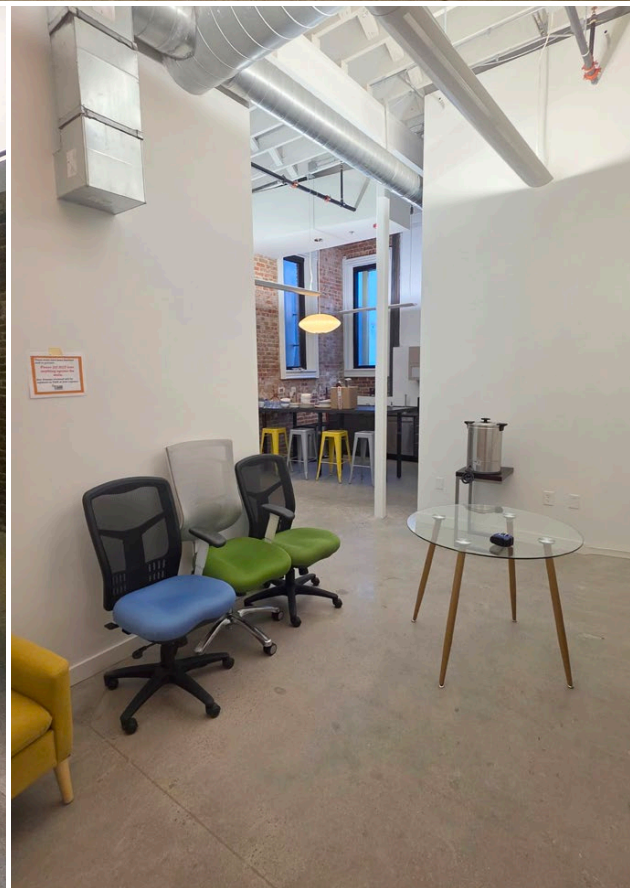
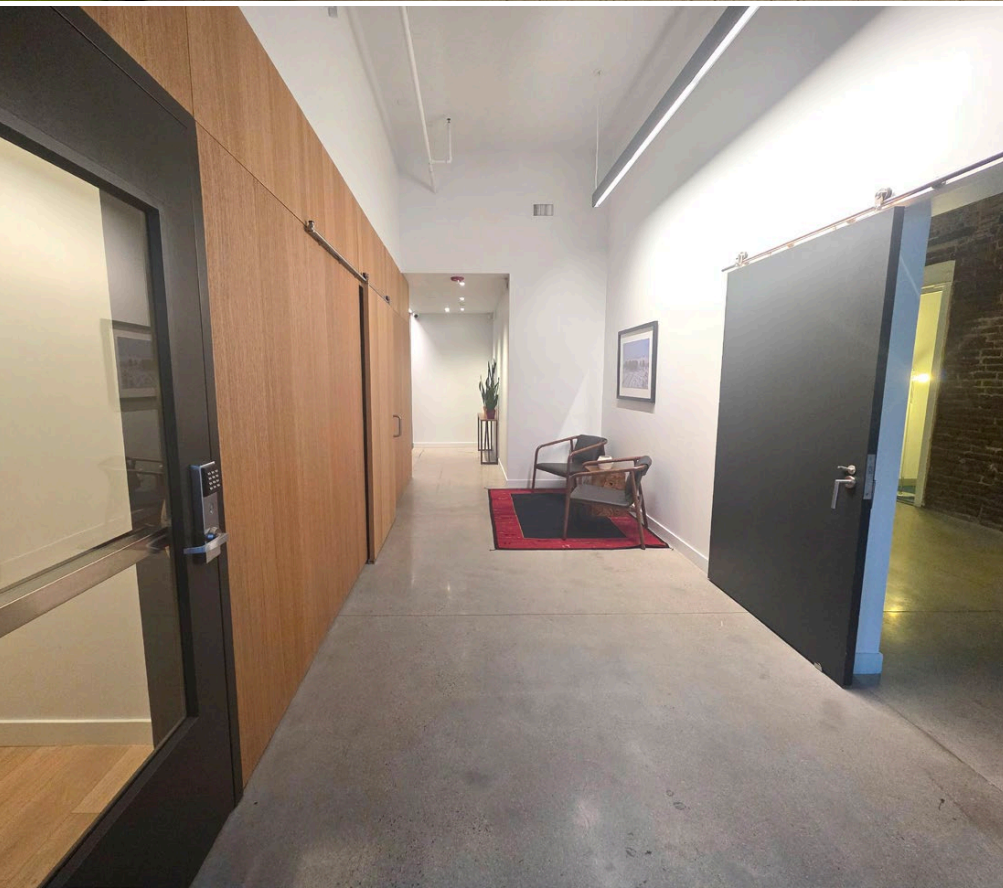
Property Facts

Availability	1,534 SF
Parking	Contact Broker
Zoning	DGT

Solomon Stark
303 565 3032

sstark@shamesmakovsky.com

PHOTOS



FLOORPLAN



AREA MAP

N

DOWNTOWN DENVER

UPTOWN

COLORADO
CONVENTION
CENTER

POPULUS

PASQUE STELLAR JAY

CIVIC CENTER PARK

STATE
CAPITOL

COLFAX AVE.

KING
Soopers

GOLDEN
TRIANGLE

PINTS PUB

PONTI

DENVER PUBLIC
LIBRARY

corepower
YOGA

Dulce Vida
CUBA CUBA

KIRKLAND
MUSEUM

Levan
DELI & CO

DENVER
ART MUSEUM

HISTORY
COLORADO

CLYFFORD
STILL
MUSEUM

Mantra Café

STONE'S

METROPOLIS
COFFEE

BEER GARDEN
SCHOOLYARD

POUCHES
TACOS

FLOYD'S
BARBERSHOP

CAPITOL
HILL

838 N. Broadway

the PAINTING
GOAT
pub

LINCOLN

evo

difranco's

SUNKEN
GARDENS
PARK

8TH AVE.

Cadillac

GOVERNOR'S
PARK

DENVER HEALTH
— est. 1860 —

Vesper Lounge

Mizuna

LUCA

TRADER
JOE'S

6TH AVE.

Jersey
Mike's
SUBS

EINSTEIN BROS
BAGELS

CHIPOTLE

MASALAE
Gara
BURGER

Little India
RESTAURANT & BAR

838 N. Broadway

50+ Restaurants
within 10-minute walk

4 Major Museums
within 10-minute walk

3 Independent Cinemas
within 15-minute walk

H-R MEININGER
ART MATERIAL

THE WIZARD'S
CHEST

SUBWAY

DAE GEE

DUNKIN'
DONUTS

BÆRE BREWING CO

BAKER

7
ELEVEN

SPEER BLVD.