

1801 Broadway | An Elevated Downtown Experience

Trinity Place - 1801 Broadway, Denver, CO 80202



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For Lease: \$8-\$29 FSG

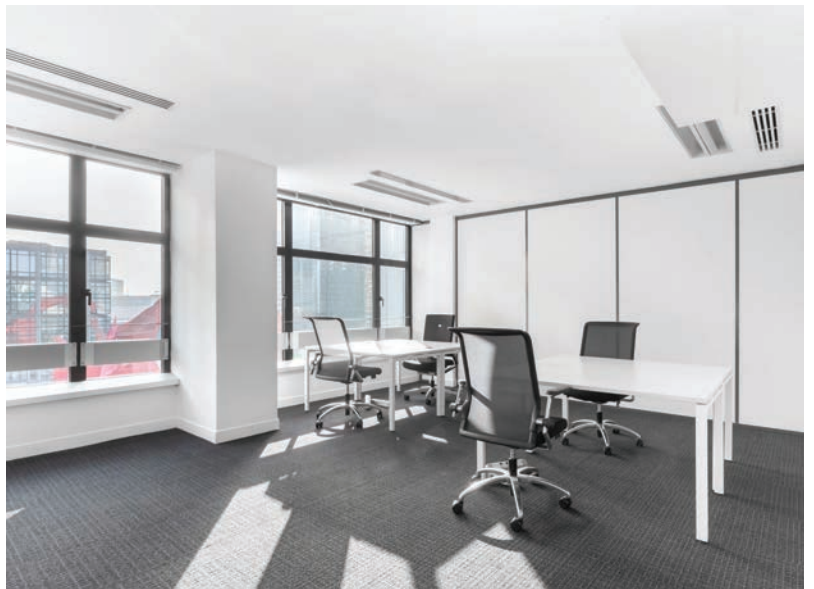
BUILDING OVERVIEW

Total Bldg SF:	195,753± SF
Available SF:	626 - 12,174± SF
Building Height:	17 Stories
Year Built:	1981
Zoning:	D-C Downtown Core
Typical Floor Plate:	+/- 12,000 SF
Parking:	0.42 /1,000 SF
Lease Type:	Full Service Gross
Location:	18th & Broadway Denver CBD

**Brokerage Disclosure
to Tenant**

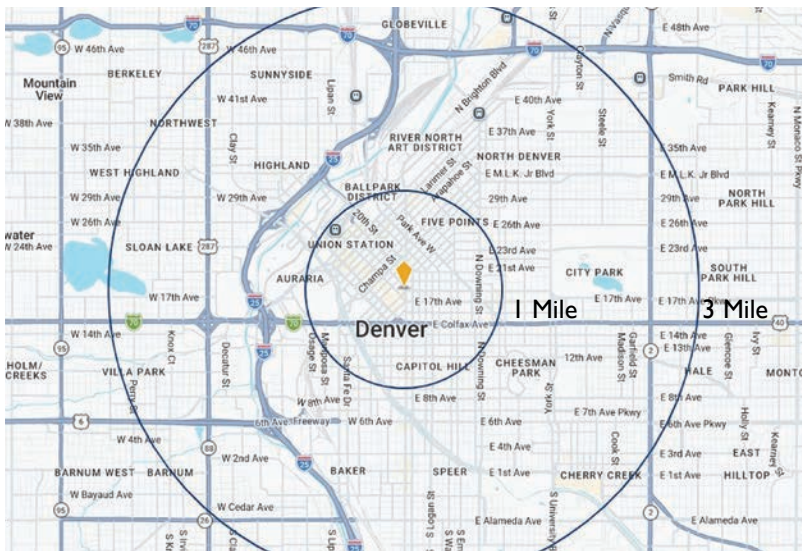
HIGHLIGHTS

- **Prime Downtown Denver Location** – Situated in the heart of Denver's Central Business District at 18th & Broadway.
- **Move-In Ready Office Suites** – Flexible opportunities ranging from smaller suites to full-floor options.
- **Expansive Mountain & City Views** – Upper-floor suites offer impressive views across Downtown Denver and toward the Front Range.
- **On-Site Underground Parking** – Convenient parking available directly within the building.
- **Savina's Mexican Kitchen On-Site** – Enjoy convenient access to Savina's Mexican Kitchen, located on the ground floor of the building and offering Mexican cuisine, lunch, dinner, happy hour, and private dining.
- **Excellent Transit Access** – Convenient access to RTD light rail and multiple transportation options throughout Downtown Denver.
- **Highly Walkable Downtown Setting** – Steps from the 16th Street corridor and surrounded by restaurants, hotels, entertainment, and downtown amenities.
- **Coming Soon: On-Site Fitness Center** – A new tenant amenity designed to further enhance the workday experience.



1801 Broadway Availability

Floor	Suite	Sq Ft	Rate FS	Suite Description
6th	600A	2,673	\$24	2 Private Offices - conference room - kitchenette - up to 15 workstations
6th	600B	3,346	\$24	1 Private Office - conference room - kitchenette - up to 20 work stations
7th	700	6,401	\$24	5 Private Offices - conference room - reception - kitchenette - server closet
7th	720	5,782	\$24	7 Private Offices - 2 conference rooms - 2 kitchenettes - up to 19 workstations
8th	800	12,174	\$22	Full Floor - 24 private offices - 2 conference rooms - reception - kitchenette
9th	900	4,135	\$24	11 Private Offices - conference room - reception - kitchenette - up to 5 workstations
9th	900A	3,311	\$24	3 Private Offices - conference room - kitchenette - up to 12 workstations
9th	940	2,892	\$24	8 Private Offices - 2 conference rooms - kitchenette
10th	1000A	1,819	\$24	Conference Room - kitchenette - up to 7 workstations
10th	1000B	1,978	\$24	Conference Room - kitchenette - up to 7 workstations
10th	1000D	1,978	\$24	1 Private Office - conference room - kitchenette - up to 10 work stations
10th	1050	1,962	\$24	4 Private Offices - conference room - reception - kitchenette - open work space
11th	1100	3,155	\$24	6 Private Offices - conference room - kitchenette - server room
11th	1125	1,848	\$24	3 Private Offices - kitchenette - up to 6 workstations
11th	1175	2,866	\$24	7 Private Offices - kitchenette - storage room
12th	1200A	4,425	\$24	3 Private Offices - conference room - kitchenette - up to 20 workstations
12th	1200B	3,814	\$24	4 Private Offices - conference room - kitchenette - up to 12 workstations
12th	1205	626	\$22	Open Space
13th	1300	11,787	\$22	Full Floor - 9 private offices - 3 conference rooms - 9 Phone Rooms - 2 kitchenettes - up to 30 workstations
14th	1400	4,845	\$24	8 Private Offices - 2 conference rooms - reception - 3 cube offices - kitchenette
14th	1410	1,061	\$24	2 Private Offices - reception
14th	1440	6,251	\$24	8 Private Offices - 2 conference rooms - 2 kitchenettes - 2 storage rooms - up to 12 workstations
15th	1500B	1,614	\$24	1 Conference Room - kitchenette - up to 7 workstations
15th	1500C	1,516	\$24	1 Conference Room - kitchenette - up to 7 workstations
15th	1500E	1,579	\$24	1 Private Office - conference room - kitchenette - up to 8 workstations
16th	1600	4,126	\$8	Shell Condition
16th	1620	7,612	\$27	21 Private Offices - conference room - reception - kitchenette
17th	1700A	5,728	\$29	Top Floor - 5 Private Offices - conference room - kitchenette - up to 24 workstations
17th	1700B	4,234	\$29	Top Floor - 3 Private Offices - conference room - kitchenette - 2 Private Call Booths - up to 15 workstations
17th	1700C	2,099	\$29	Top Floor - 4 Private Offices, conference room, kitchenette



DEMOGRAPHICS

1 Mile 3 Miles 5 Miles



Population 56,323 250,079 501,631



Households 34,241 132,722 236,731



Median HH Income \$86,972 \$103,531 \$98,603



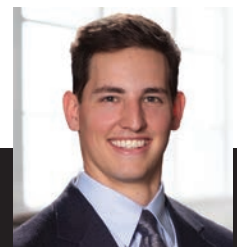
Median Age 36.50 36.70 37.10



Traffic 7,373 vpd - Tremont Pl @ 17th St (2026)



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