

FOR LEASE

486

SOUTH BROADWAY

Flexible mixed-use space
with high-visibility
Broadway frontage.

TOTAL SPACE

4,115 RSF

LEASE RATE

\$34.00/SF/YR + NNN

ZONING

U-MS-3

486 South Broadway
Denver, Colorado 80209

PROPERTY CONTACT

Tom Nguyen
720-320-1736

486broadwayLLC@gmail.com

www.486SouthBroadway.com



Distinctive Character. Flexible Possibilities.

This rare two-story commercial property combines strong street presence with practical behind-the-scenes functionality. A street-level storefront welcomes customers, while private rooms and open work areas accommodate a range of wellness, service, creative, retail, and professional concepts.

Convenient back-of-house access supports shipping, receiving, and e-commerce fulfillment. Exposed brick, wood flooring, black steel accents, and abundant natural light give the space a polished character that feels both established and adaptable.



BUILT FOR THE WAY YOUR BUSINESS WORKS

STREET PRESENCE

A visible Broadway storefront creates a welcoming customer-facing address.

RECEIVING ACCESS

Back-of-house access simplifies shipping, receiving, and daily operations.

PRIVATE + OPEN

Private rooms and flexible open areas support varied teams, services, and workflows.

CHARACTER FINISHES

Exposed brick, wood floors, black steel, and natural light create a polished setting.

A FLEXIBLE TWO-STORY OFFERING

TOTAL SPACE

4,115 RSF

FIRST FLOOR

2,865 RSF

SECOND FLOOR

1,250 RSF

LEASE RATE

\$34.00/SF/YR + NNN

AVAILABILITY

IMMEDIATELY

ZONING

U-MS-3

WHY 486 BROADWAY

- High-visibility South Broadway storefront and signage presence
- Flexible two-story configuration for customer-facing and private uses
- Private rooms paired with adaptable open work areas
- Back-of-house access for shipping, receiving, and fulfillment
- Character finishes with abundant natural light
- Near BurnDown Restaurant, Starbucks, Alameda Station, and the Denver Design Center



**FRONT-OF-HOUSE PRESENCE.
BACK-OF-HOUSE FUNCTION.**

WELL SUITED TO

- Medical
- Physical Therapy
- Art Gallery
- Spa
- Functional Medicine
- Professional & Creative Services
- Wellness & Beauty
- Chiropractic
- Retail Showroom
- Massage or Recovery
- Dermatology
- E-commerce
- Studio & Fitness
- Education & Training

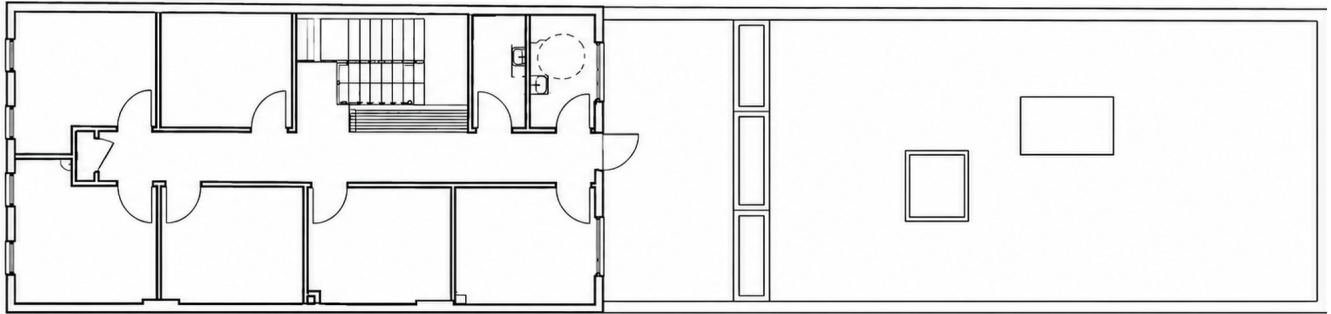
Two floors designed for flexibility.

The current configuration balances an inviting street-level experience with private rooms and support areas upstairs. Selected dimensions are taken from the verified 2012 architectural plans and are approximate for marketing; field verify.

SECOND FLOOR

Approx. enclosed footprint: 48'-8" x 25'-6 1/2"

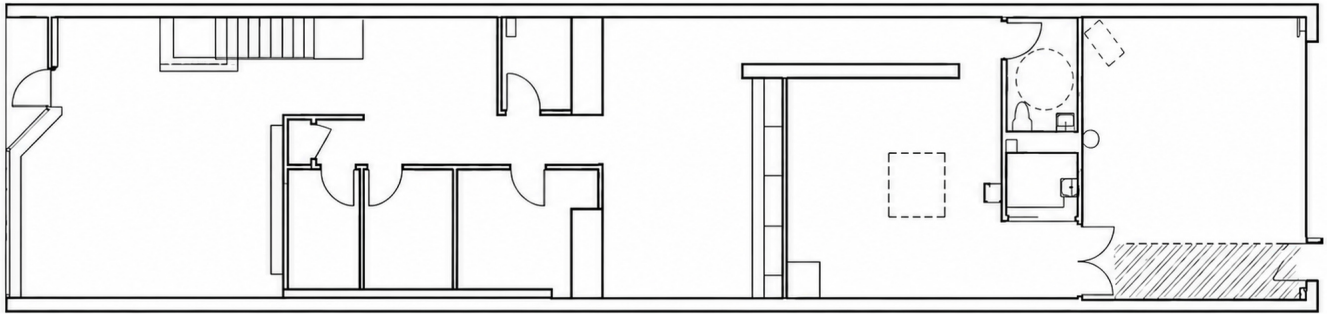
1,250 RSF



FIRST FLOOR

Approx. overall plan depth: 114'-0"

2,865 RSF



FIRST FLOOR

2,865 RSF

- Approx. 22'-0" front reception/open bay
- Approx. 19'-1" rear open zone
- Four private rooms, plus restroom and service areas
- Flexible open work or studio areas
- Approx. 20'-0" garage/loading zone

SECOND FLOOR

1,250 RSF

- Six private rooms or offices
- Private rooms approx. 9'-5 1/2" deep
- Room widths approx. 11'-10 1/2" to 12'-3 1/2"
- Restroom and outdoor deck
- Adaptable for treatment, office, or studio needs

Dimension reference: 2012 architectural sheet A2.2. Approximate - verify in field.

A connected South Broadway address.

Access to the Broadway, Santa Fe and I-25 corridors. Next door to popular food and coffee, near Alameda Station and the Denver Design Center, and positioned beside Broadway Park's growing residential base.



NEARBY LANDMARKS

- 1 BURNDOWN RESTAURANT**
- 2 STARBUCKS**
- 3 DENVER DESIGN DISTRICT**
- 4 ALAMEDA STATION**
- 5 AMLI BROADWAY PARK**
- 6 NATURAL GROCERS**

RESIDENTIAL MOMENTUM

275 Denizen units delivered | 354-unit building under construction | Up to 5,000 homes planned at full buildout

NEARBY TRAFFIC

18,129

S BROADWAY | 2022 ADT

24,872

E ALAMEDA | 2022 ADT

31,070

LINCOLN ST | 2022 ADT

Neighborhood sources: RTD, Denver Design District, Broadway Park, Visit Denver and brand location pages, accessed Aug. 2026. Map data (c) OpenStreetMap contributors. ADT: DRCOG; 2022 is the latest exact-segment count.

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AVAILABLE IMMEDIATELY

\$34.00/SF/YR + NNN

LEASING TERMS

AVAILABLE NOW · APPROXIMATELY 4,115 RSF

486 SOUTH BROADWAY

DENVER, CO 80209

BASE RENT

\$34.00

SF/YR

NNN EXPENSES

\$12.22

SF/YR

TOTAL OCCUPANCY COST

\$46.22

SF/YR

\$15,849 PER MONTH

Base rent plus estimated NNN expenses

Based on approximately 4,115 RSF. Estimated NNN expenses are subject to adjustment and annual reconciliation; utilities and tenant-specific expenses are additional.

BROKER COOPERATION WELCOMED

Cooperating Broker Commission

486 Broadway LLC welcomes licensed tenant-representation brokers and will pay tenant's brokerage commission for a qualified transaction.

The broker must identify and register the prospective tenant in writing at 486broadwayLLC@gmail.com and receive written confirmation before the prospect contacts Owner directly, tours the property, requests a proposal or begins lease discussions.

No commission is payable for a prospect already known to, previously registered with or actively engaged in discussions with Owner.

EXPLORE THE PROPERTY

Photos, floor plan and location map

www.486SouthBroadway.com

LEASING 720-320-1736 · 486broadwayLLC@gmail.com



SCAN TO VIEW