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1700 Broadway
Denver, CO 80290

Reimagining
the Nine-to-Five.



Modern workspace with a rich history

1700 Broadway is an iconic 23-story tower being reimagined as a modern workspace with robust amenities and striking mountain views.

The building's rich history and contemporary aesthetic make it an ideal HQ opportunity for tenants working in the creative and tech industries/sectors.



Large Block Available

23 Floors with Expansive Floor Plates

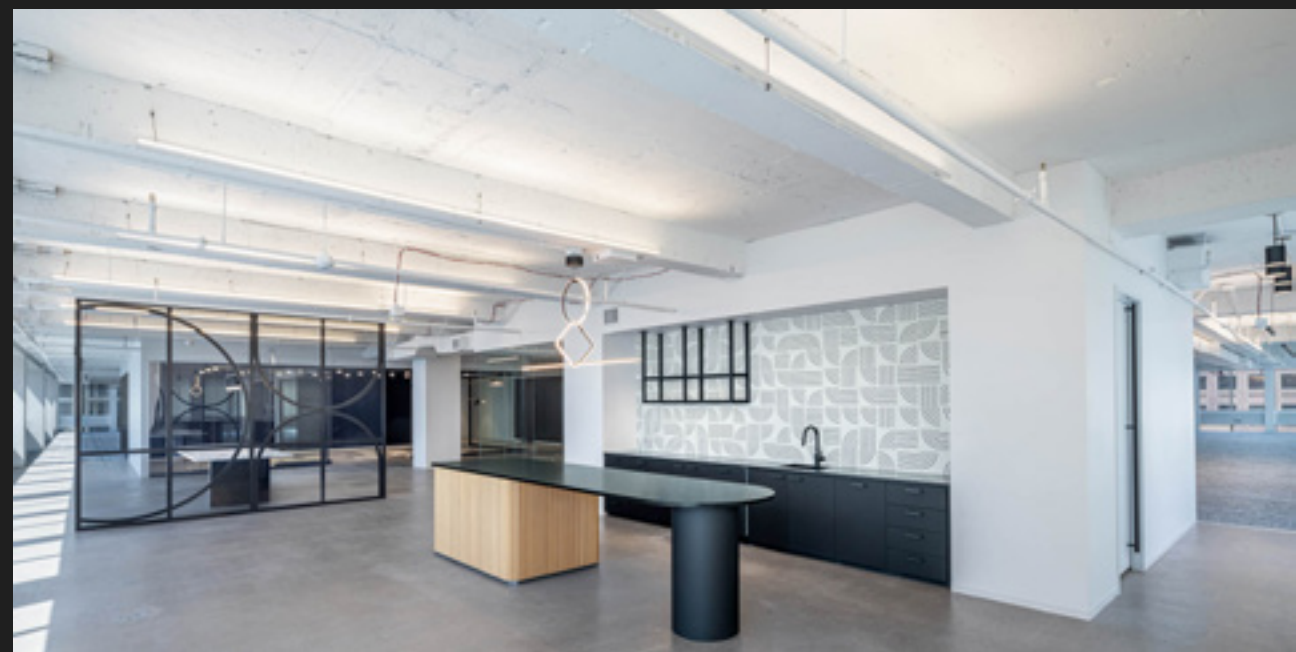
Flexible Floor Plans

Typical Floor Plate: 20,896 SF

Historic Architecture Paired with Modern Finishes

Pursuing LEED Gold and Fitwell Certification





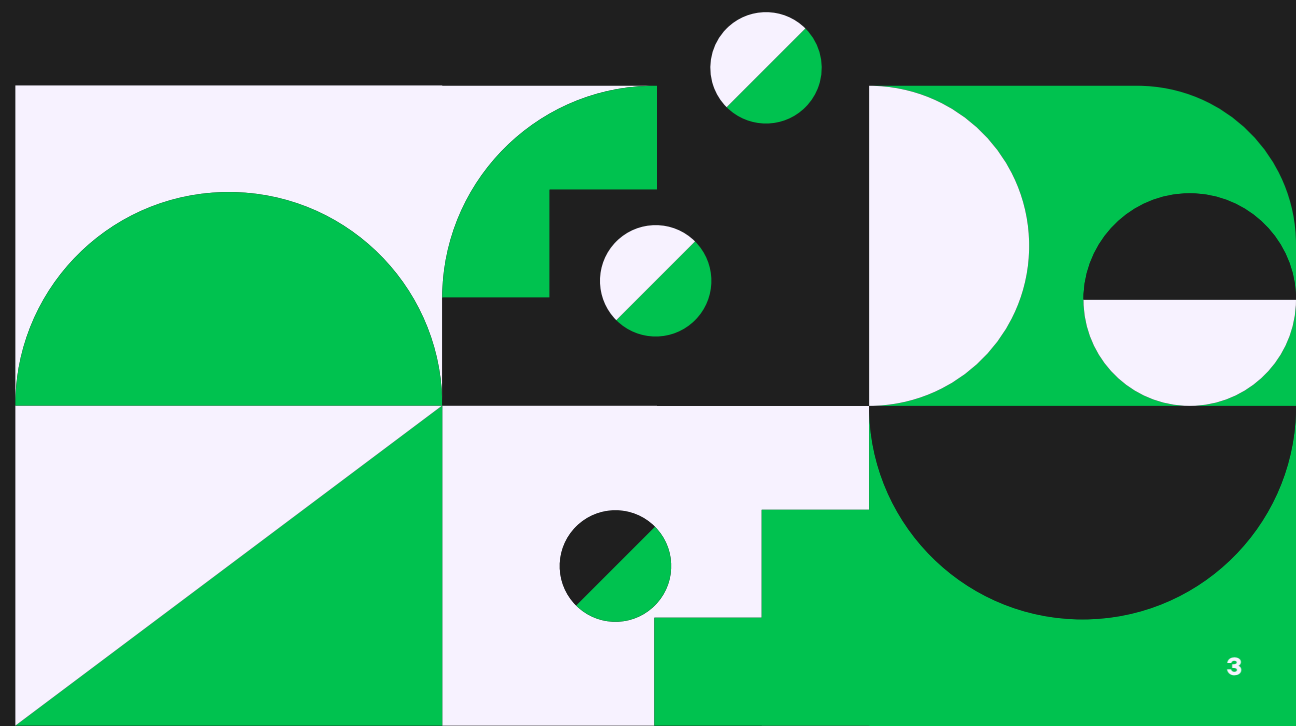
Versatile workspaces —

Expansive floor plates and large blocks of contiguous space ensure that the space is tailored to meet the needs of any tenant.

Flexible floor plans also allow tenants to maximize every square foot, providing space for collaboration and innovation, as well as areas for quiet focus.

[View Virtual Tour](#)

[View Floor Plans](#)





Denver's first high rise

1700 Broadway was designed by renowned architect I.M. Pei and built in 1956. This iconic tower defined Denver's skyline as the city's first modern high-rise. At the time, it was also the tallest building west of the Mississippi.

1700 Broadway was a place that people could spend the day—working and socializing in one of the ground floor restaurants, or in the lobby, which frequently hosted live music performances.

The Atrium Campus is rooted in this rich legacy. The transformative vision to create a contemporary, urban campus infused with Denver's natural authenticity nods to the property's original heritage and character.



Suite 1600

20,896RSF | 150 SF / PERSON

122 Workstations

4 Private Offices

7 Focus Rooms

5 Huddle Rooms

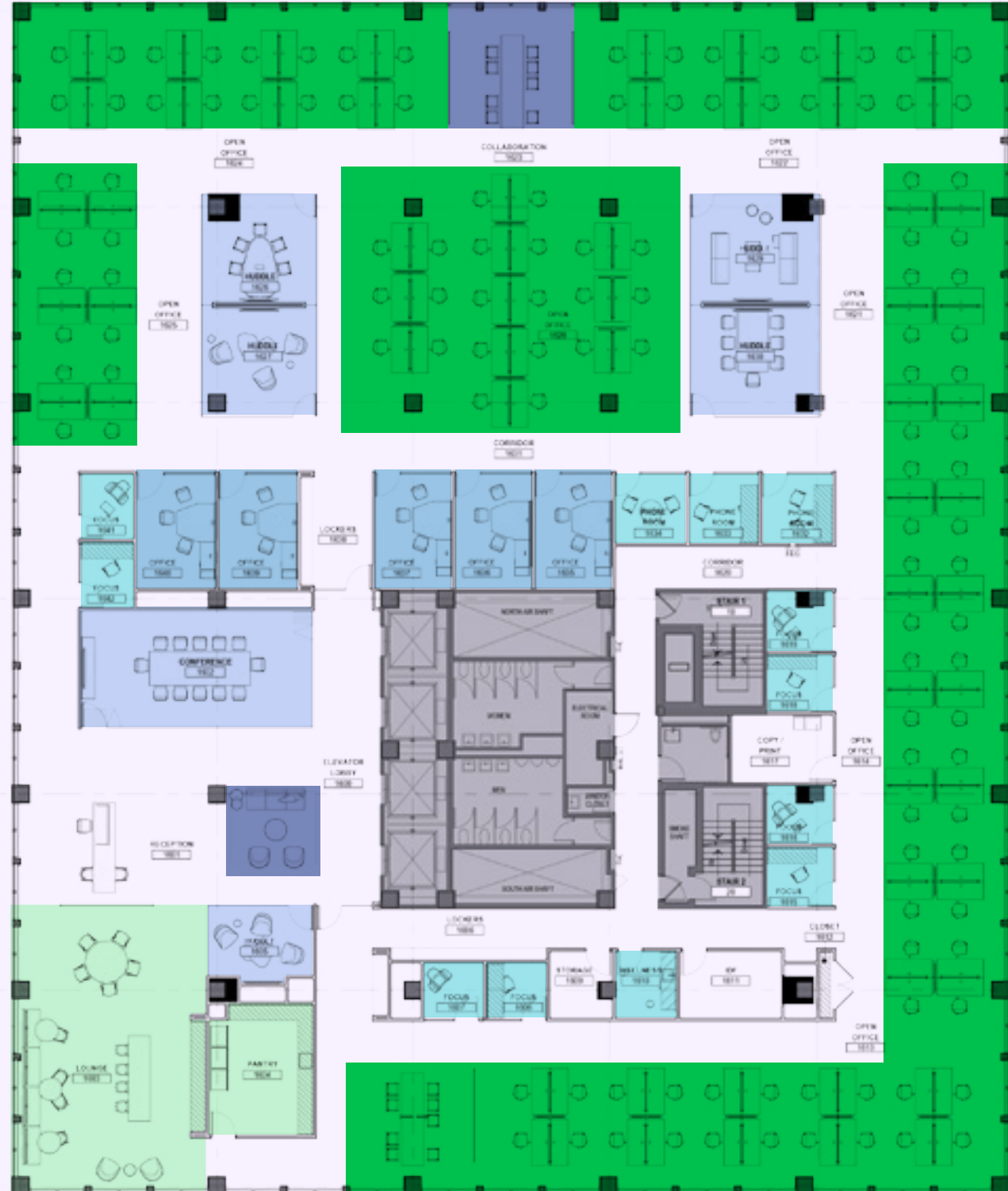
1 Conference Room

Total Head Count 139

[View Virtual Tour](#)

- Workstations
- Conference/Meeting Rooms
- Kitchen / Cafe
- Lounge / Collaborate

- Office
- Focus / Wellness

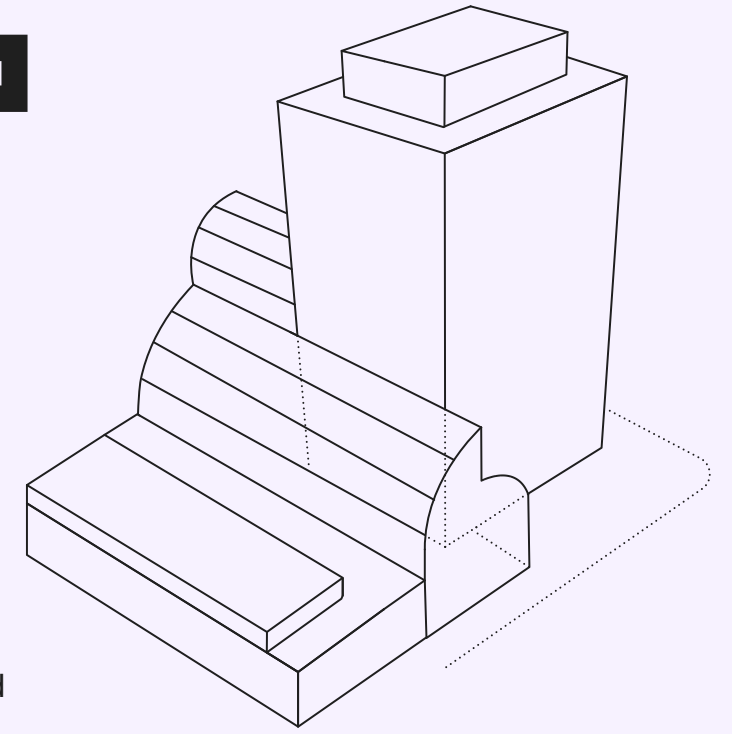




A T R I U M
C A M P U S

1700 Broadway is a part of Denver's premier downtown campus, which includes **1740 Broadway** and **The Atrium**.

This campus will soon be Downtown Denver's new go-to social hub, offering retail, entertainment, and programmed events.



Tenant Lounge

Secure Bike Room with Lockers & Repair Station (96 Bike Capacity)

1:1.27 Parking Ratio in Secure Garage

Spa-like Fitness Center

Yoga Studio

On-site Starbucks & Retail

Shift Employee Amenity Program

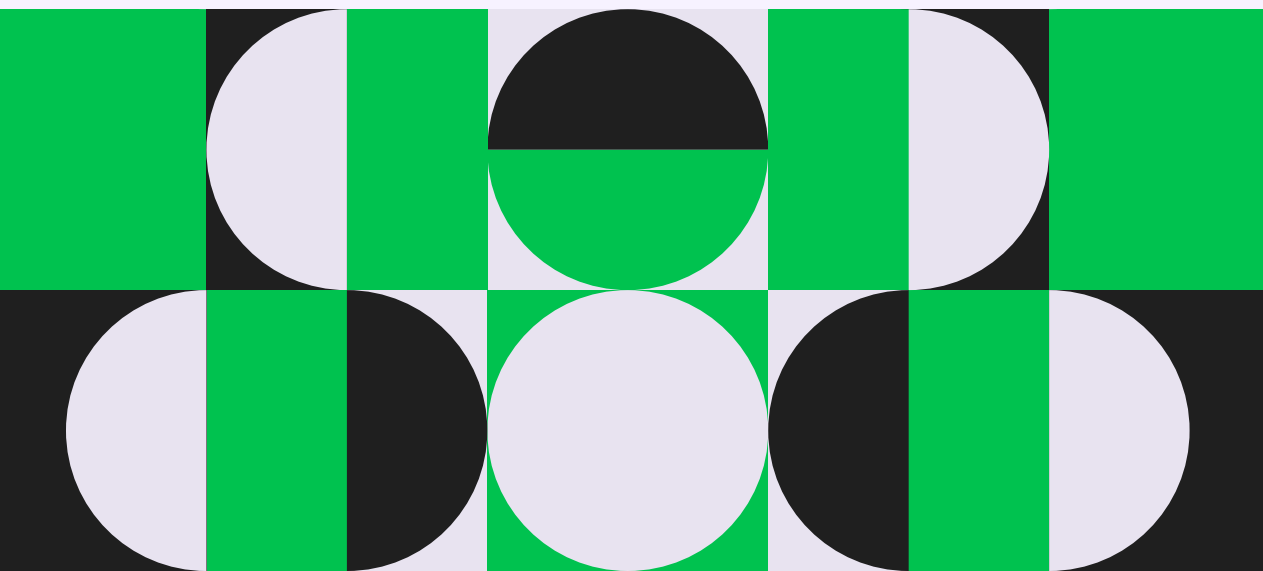
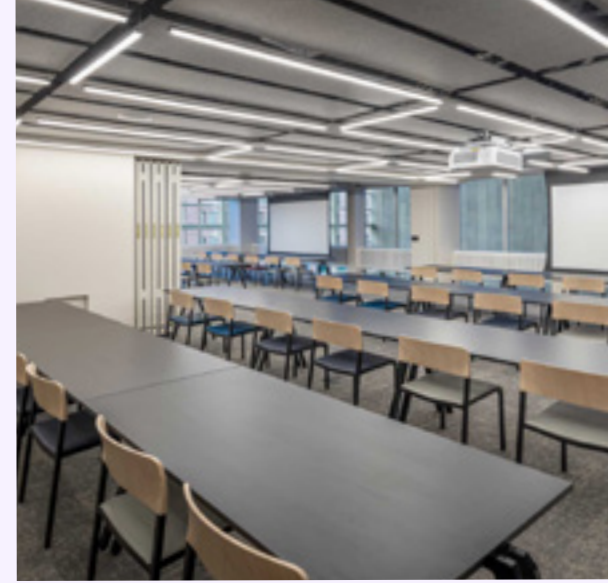
Conference Center



On site amenities

Shift is a tenant amenity program for members of the Atrium Campus community. Encompassing a range of classes, events, and perks available onsite and online, Shift offers a distinctive benefit that contributes to an engaging workplace and appealing corporate culture.

Shift's programs empower employees to take a moment to recharge, whether that's doing a yoga class or working out. These moments of mindful rejuvenation lead to more focused productivity throughout the workday.



Heart of the city

At 1700 Broadway, the playground of the city is right at your fingertips.

The Atrium Campus is located at “Main and Main,” putting you just a walk, bike-ride or shuttle away from all the best the city has to offer including: the city’s best multi-family housing, restaurants, art museums and transit.

Adjacent to 16th Street Mall & Restaurant Row

Near 50+ Local-to-Global Restaurants

Steps to a Dozen Top Hotels

Easy Access to I-25 and I-70

Among Popular Retail Destinations

One Block from Civic Center Station



Unrivaled connectivity

Whether you're commuting from outside of Upper Downtown or visiting from out of state, 1700 Broadway is easily accessible to all.

With robust access to major freeways and transportation options—including the RTD commuter rail system and Free Metro Ride—1700 Broadway's location is second to none.

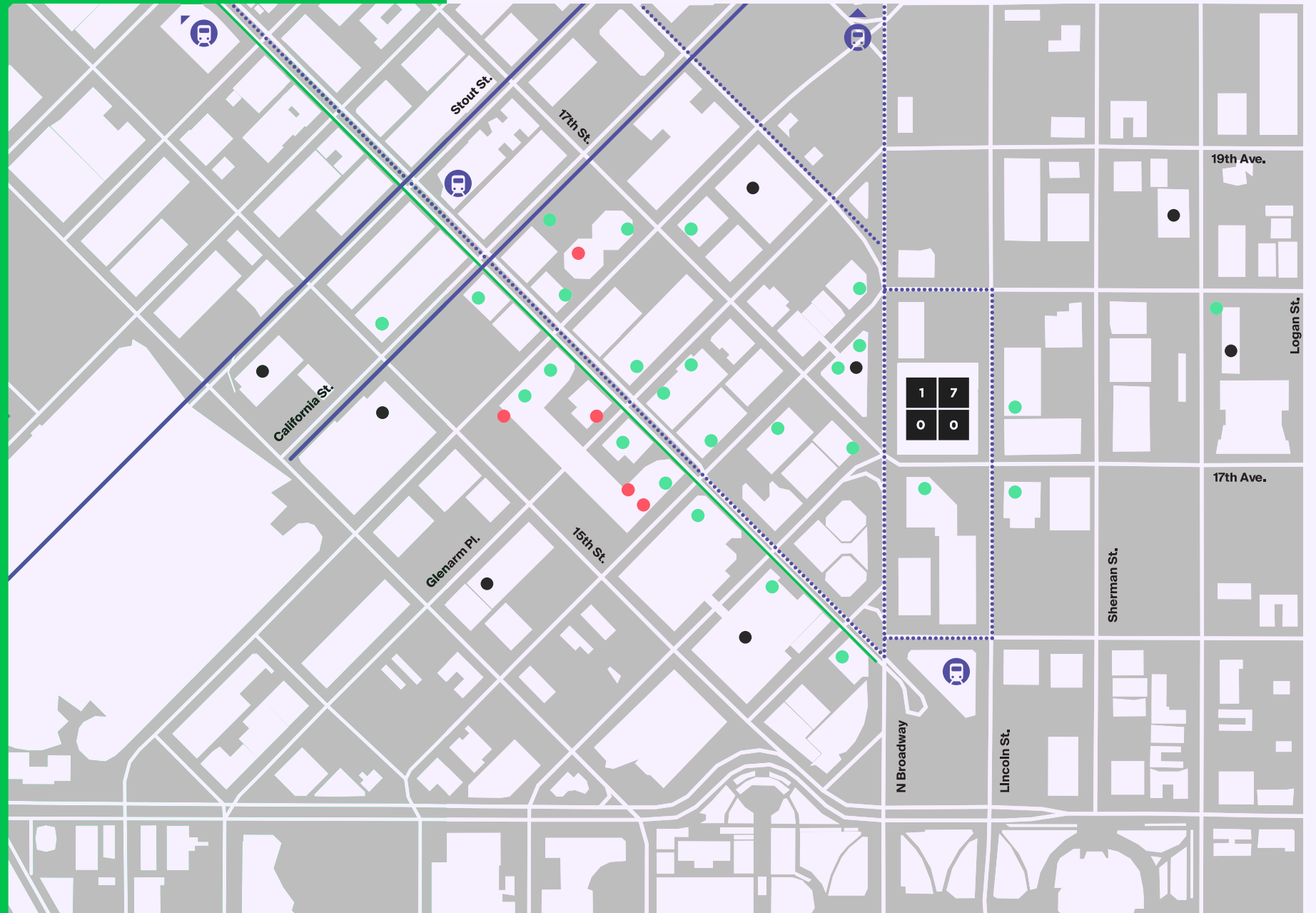
One Block from Civic Center Station

Four Blocks from Light Rail

Direct Union Station Access

Easy Access to I-25 and I-70

Steps Away From Popular Retail Destinations



16TH ST TRAM

FREE TRANSIT

LIGHTRAIL

EAT & DRINK
SHOPPING

HOTELS
TRANSIT

BEACON

CAPITAL PARTNERS

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership, and management.

For more information:
www.beaconcapital.com

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