



For Lease

Available July 2024

the sudler

1576 Sherman Street



Fully restored and reimagined Mid Century office building by architect James Sudler in Denver's Capitol Hill/Uptown neighborhood.

- Onsite Blue Sparrow coffee shop and gym
- Steps away from Colorado State Capitol, Civic Center Park, 16th Street mall
- Walking distance to public transportation
- Close to many of Denver's best bars & restaurants
- Fully furnished, move-in ready, private suites from 550 to 4,800+ sq. ft.
- Flexible lease terms from 3 months+
- Suites available to share and rent specific days/wk e.g., Mondays and Thursdays, or Wednesday only

the sudler
1576 Sherman Street

SUITE INFORMATION

Suite 120

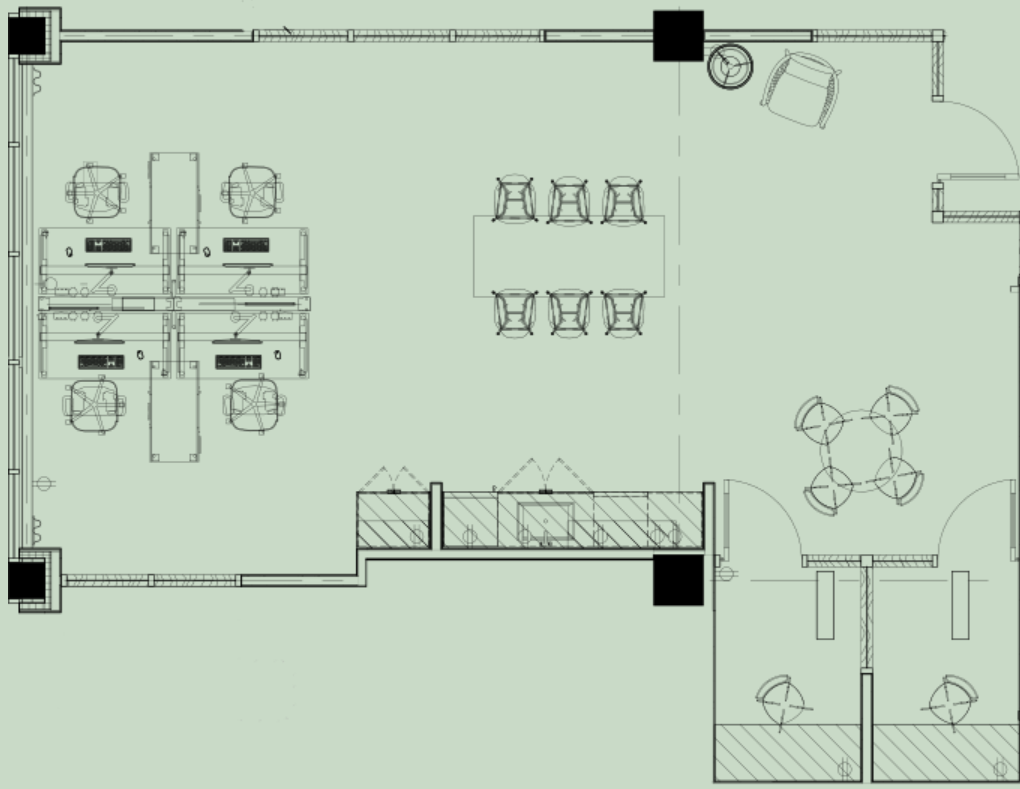
SIZE	978 SF
DEDICATED DESKS	4
ADDITIONAL FLEX SEATING	8
MONTHLY RENT	\$5,000

- Fiber internet
- Communal worktable
- Two breakout rooms
- Lounge
- Printing/admin center
- Fully stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs

LEASING CONTACT

Keri Farmelo

keri@mainspringco.com



the sudler
1576 Sherman Street, Suite 120

SUITE INFORMATION

Suite 130

SIZE

2,589 SF

PRIVATE OFFICES

1

DEDICATED DESKS

14

ADDITIONAL FLEX SEATING

6+

MONTHLY RENT

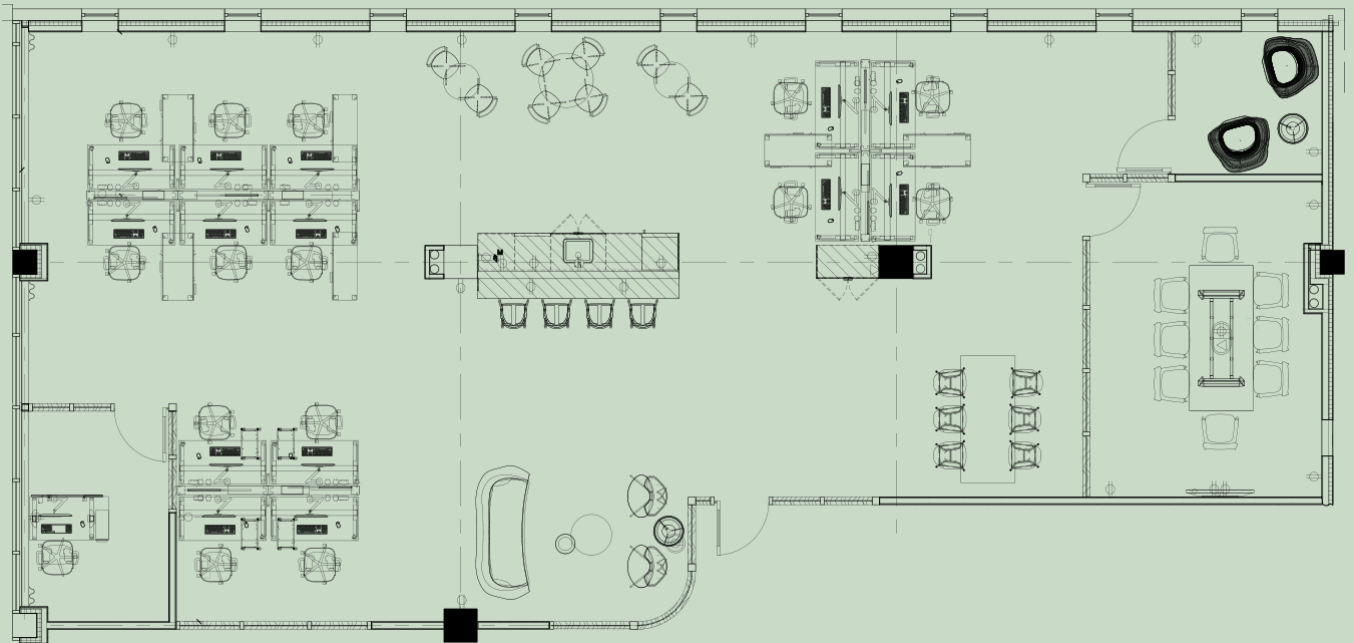
\$13,000

- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Communal worktable
- Breakout room
- Printing/admin center
- Fully stocked kitchenette with seating
- Herman Miller sit-to-stand desks & task chairs
- Mooi and Moroso lounges
- Turntable and starter pack of vinyl

LEASING CONTACT

Keri Farmelo

keri@mainspringco.com



the sudler

1576 Sherman Street, Suite 130

SUITE INFORMATION

Suite 130

SIZE

2,589 SF

PRIVATE OFFICES

1

DEDICATED DESKS

14

ADDITIONAL FLEX SEATING

6+

MONTHLY RENT - 1 DAY/WK
TUE, WED, OR THUR

\$4,550

MONTHLY RENT - 2 DAYS/WK
ADD MON OR FRI

\$5,200

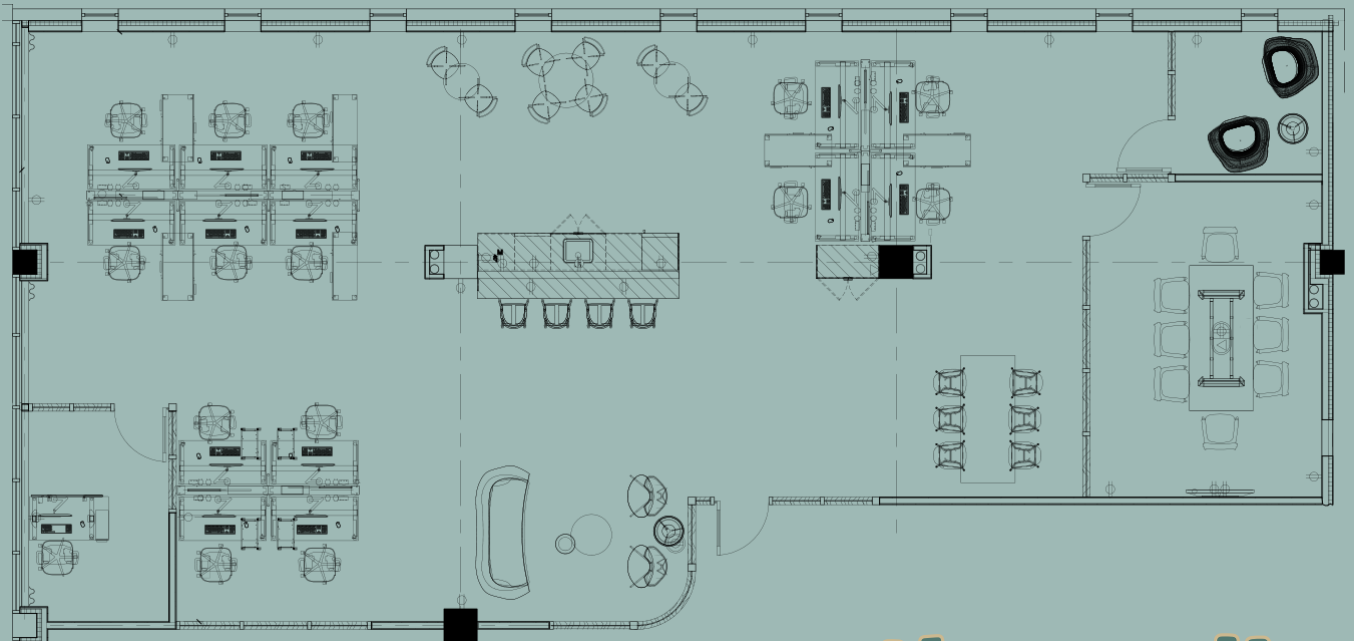
- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Communal worktable
- Breakout room
- Printing/admin center
- Fully stocked kitchenette with seating
- Herman Miller sit-to-stand desks & task chairs
- Mooi and Moroso lounges
- Turntable and starter pack of vinyl

LEASING CONTACT

Keri Farmelo

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SHARED USE TO REDUCE COST
AND COINCIDE WITH YOUR IN-
OFFICE POLICY



the sudler

1576 Sherman Street, Suite 130

SUITE INFORMATION

Suite 200

SIZE

553 SF

DEDICATED DESKS

4

MONTHLY RENT

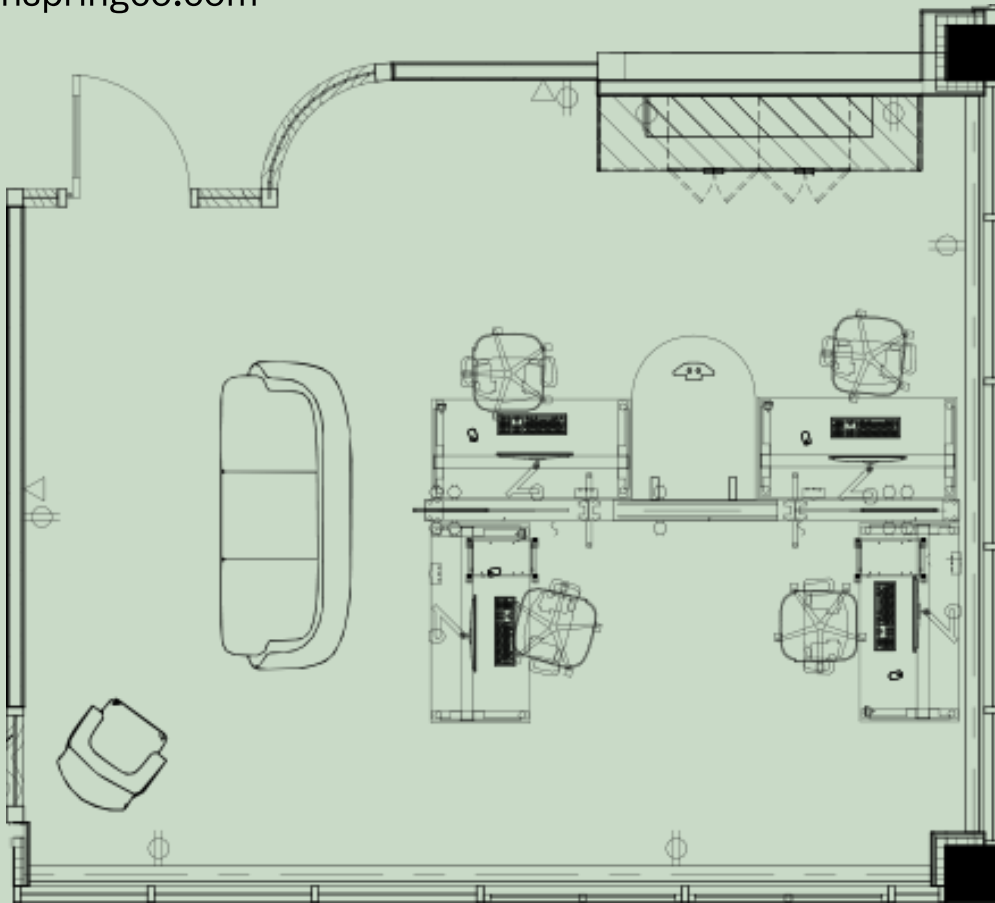
\$2,800

- Corner unit
- Fiber internet
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs

LEASING CONTACT

Keri Farmelo

keri@mainspringco.com



the sudler

1576 Sherman Street, Suite 200

SUITE INFORMATION

Suite 200

SIZE

553 SF

DEDICATED DESKS

4

MONTHLY RENT - 1 DAY/WK
TUE, WED, OR THUR

\$980

MONTHLY RENT - 2 DAYS/WK
ADD MON OR FRI

\$1,120

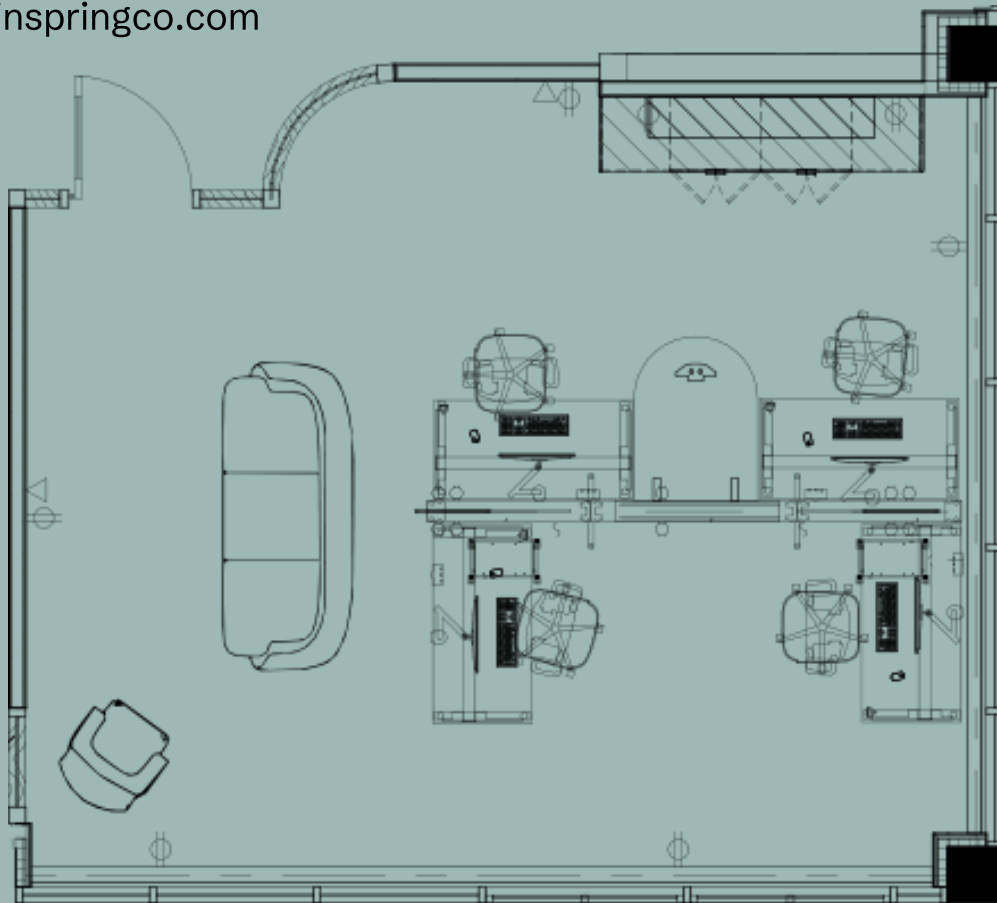
- Corner unit
- Fiber internet
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs

SHARED USE TO REDUCE COST
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LEASING CONTACT

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1576 Sherman Street, Suite 200

SUITE INFORMATION

Suite 210

SIZE

1,587 SF

DEDICATED DESKS

8

MONTHLY RENT

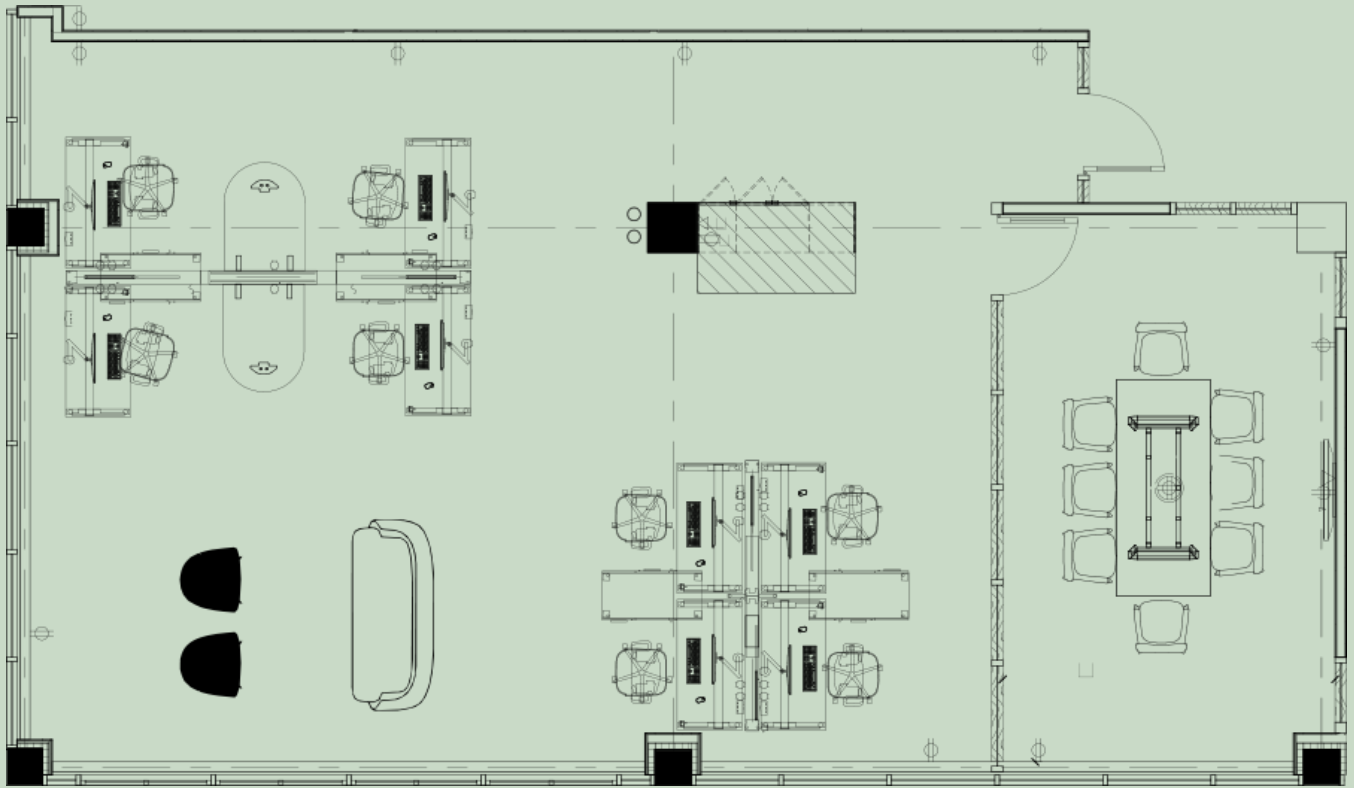
\$8,000

- Corner unit
- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs
- Moroso lounge area

LEASING CONTACT

Keri Farmelo

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1576 Sherman Street, Suite 210

SUITE INFORMATION

Suite 220

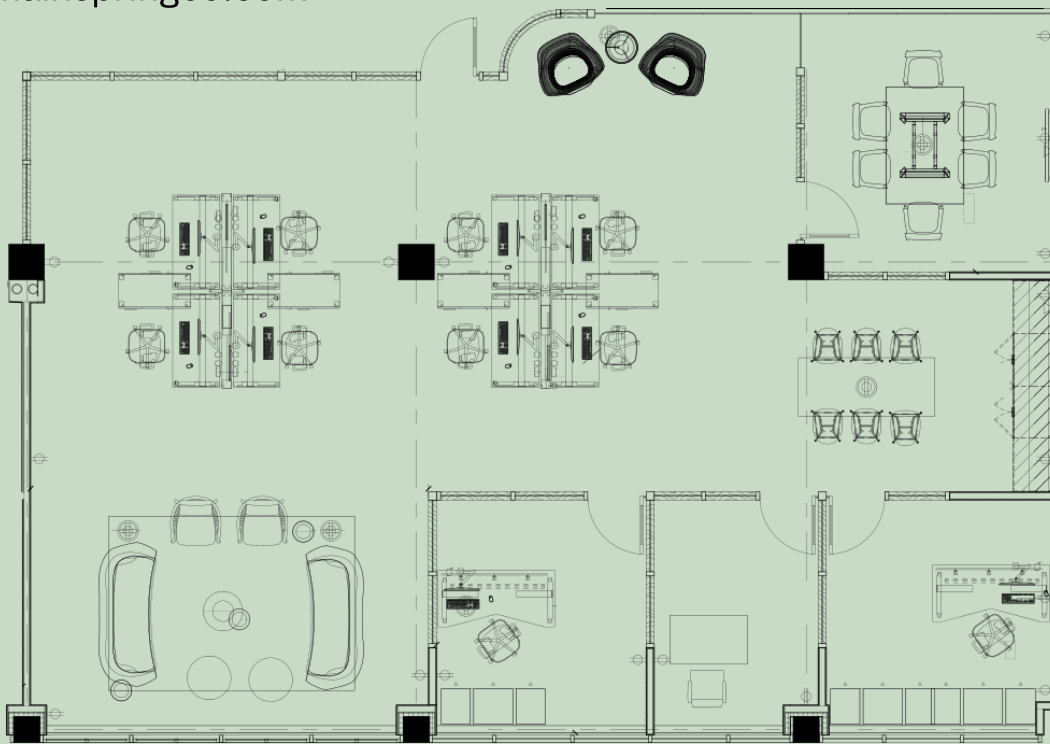
SIZE	2,326 SF
PRIVATE OFFICES	3
DEDICATED DESKS	8
ADDITIONAL FLEX SEATING	6+
MONTHLY RENT	\$12,000

- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs
- Moroso lounge area
- Turntable and starter pack of vinyl

LEASING CONTACT

Keri Farmelo

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SUITE INFORMATION

Suite 230

SIZE

2,401 SF

PRIVATE OFFICES

2

DEDICATED DESKS

10

ADDITIONAL FLEX SEATING

4+

MONTHLY RENT

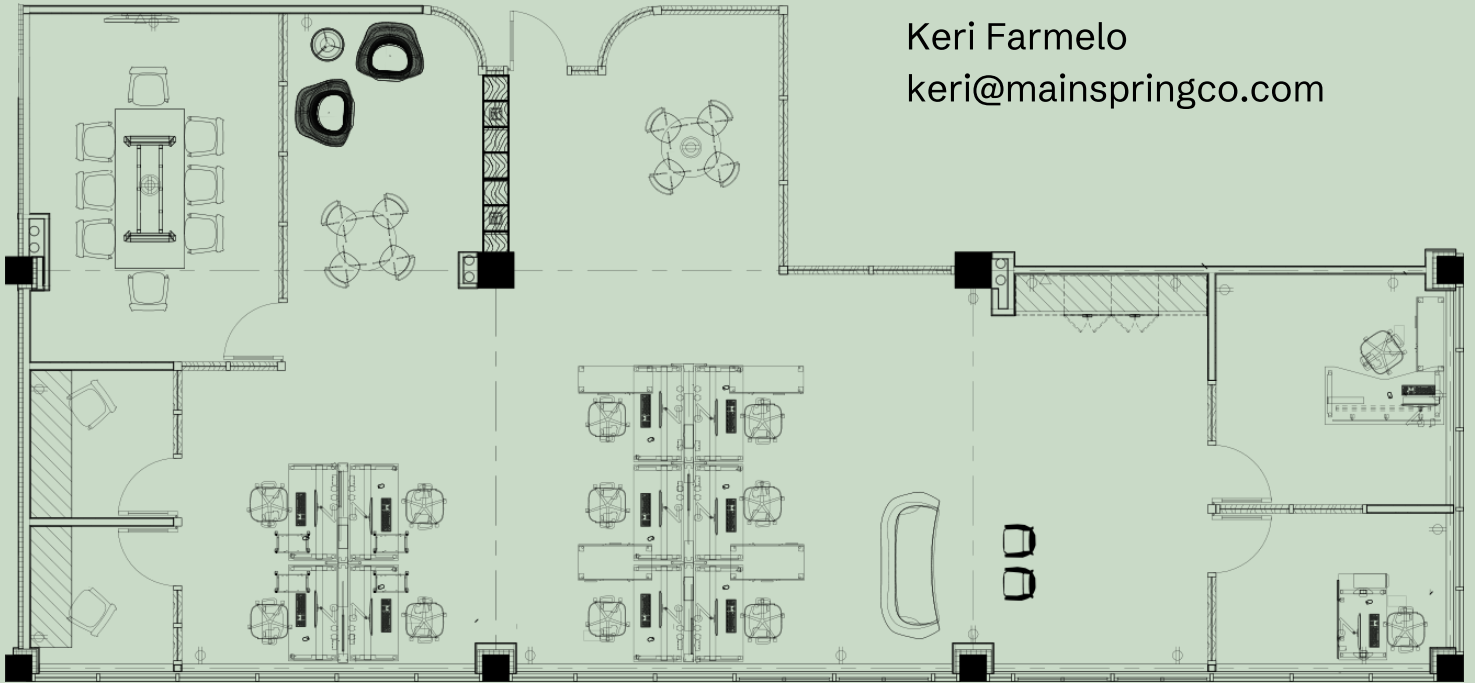
\$12,000

- Corner unit
- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Printing/admin center
- Shared, fully-stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs
- Moroso lounge area

LEASING CONTACT

Keri Farmelo

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1576 Sherman Street, Suite 230

SUITE INFORMATION

Suite 330

SIZE

2,222 SF

PRIVATE OFFICES

2

DEDICATED DESKS

8

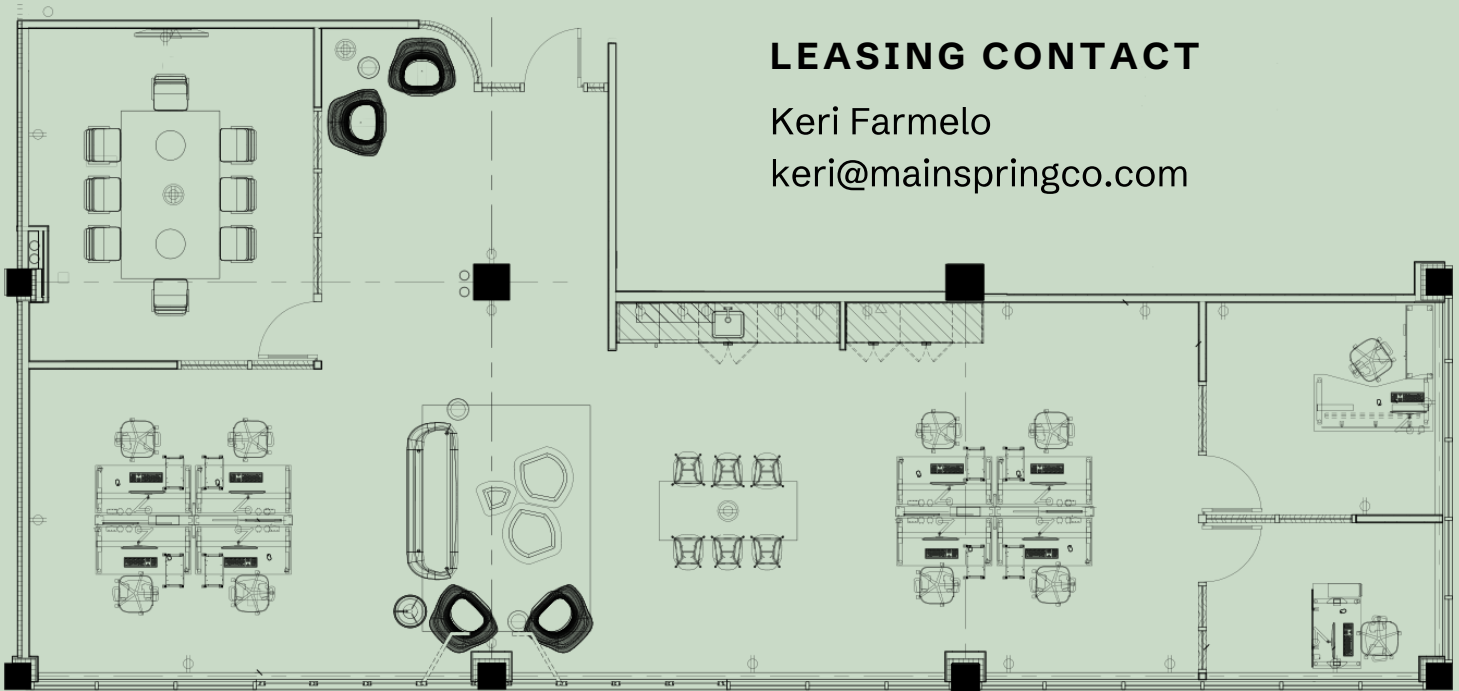
ADDITIONAL FLEX SEATING

6+

MONTHLY RENT

\$11,000

- Corner unit
- Fiber internet
- Conference room with 65" display
- Wireless conferencing & presentation system with camera
- Communal worktable
- Breakout room
- Printing/admin center
- Fully stocked kitchenette
- Herman Miller sit-to-stand desks & task chairs
- Mooi and Moroso lounges



LEASING CONTACT

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1576 Sherman Street, Suite 330

SUITE INFORMATION

Suite 300

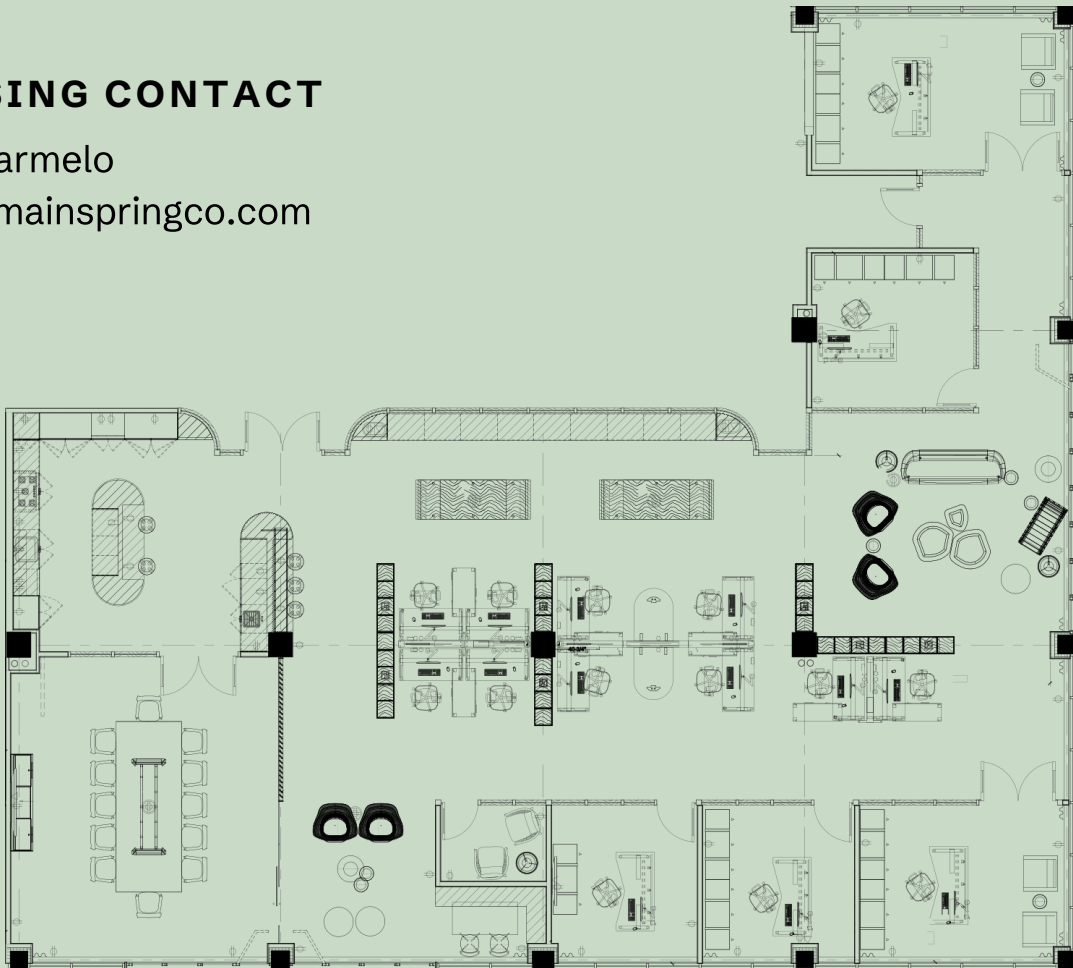
SIZE	4,861 SF
PRIVATE OFFICES	5
DEDICATED DESKS	10
ADDITIONAL FLEX SEATING	6+
MONTHLY RENT	\$25,000

- Corner unit
- Fiber internet
- Conference rooms with 75" and 65" displays, wireless conferencing & presentation system with camera
- Fully stocked gourmet kitchen
- Bar and bar seating area
- Breakout room
- Printing/admin center
- Herman Miller sit-to-stand desks & chairs
- Mooi and Moroso lounges
- Turntable and starter pack of vinyl

LEASING CONTACT

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