



## SOUTH BROADWAY SPACE FOR LEASE

Available Office Space from 633 - 6,124 SF

Full Service Gross - No Expenses charged to Tenants!

### Property Features:

- BRAND NEW HVAC SYSTEM + Elevators
- Recently updated and welcoming interior
- Located at the core intersection of S Broadway and Littleton Boulevard
- High traffic count with exposure to over 45,000 VPD
- Professionally managed
- Ample parking for employees and visitors

### Available

Suite	Size	Rate	Type	Suite	Size	Rate	Type
<a href="#">Suite 010</a>	1,458 RSF	\$14.00/SF	Full Service Gross	<a href="#">Suite 360</a>	668 RSF	\$19.50/SF	Full Service Gross
<a href="#">Suite 040</a>	2,062 RSF	\$14.00/SF	Full Service Gross	<a href="#">Suite 395</a>	963 RSF	\$19.50/SF	Full Service Gross
<a href="#">Suite 060</a>	1,997 RSF	\$14.00/SF	Full Service Gross	<a href="#">Suite 400</a>	633 RSF	\$19.50/SF	Full Service Gross
<a href="#">Suite 170</a>	4,078 RSF	\$19.50/SF	Full Service Gross	<a href="#">Suite 430</a>	1,340-3,286 RSF	\$19.50/SF	Full Service Gross
<a href="#">Suite 355</a>	1,193 RSF	\$19.50/SF	Full Service Gross	<a href="#">Suite 470</a>	669 - 6,124 RSF	\$19.50/SF	Full Service Gross

Click Suite Number to see Pictures

For more information, please contact:

### KEITH LENZ

**Associate Advisor**

303.962.9563

[KLenz@PinnacleREA.com](mailto:KLenz@PinnacleREA.com)

### COREY SANDBERG

**Vice President**

303.407.9784

[CSandberg@PinnacleREA.com](mailto:CSandberg@PinnacleREA.com)

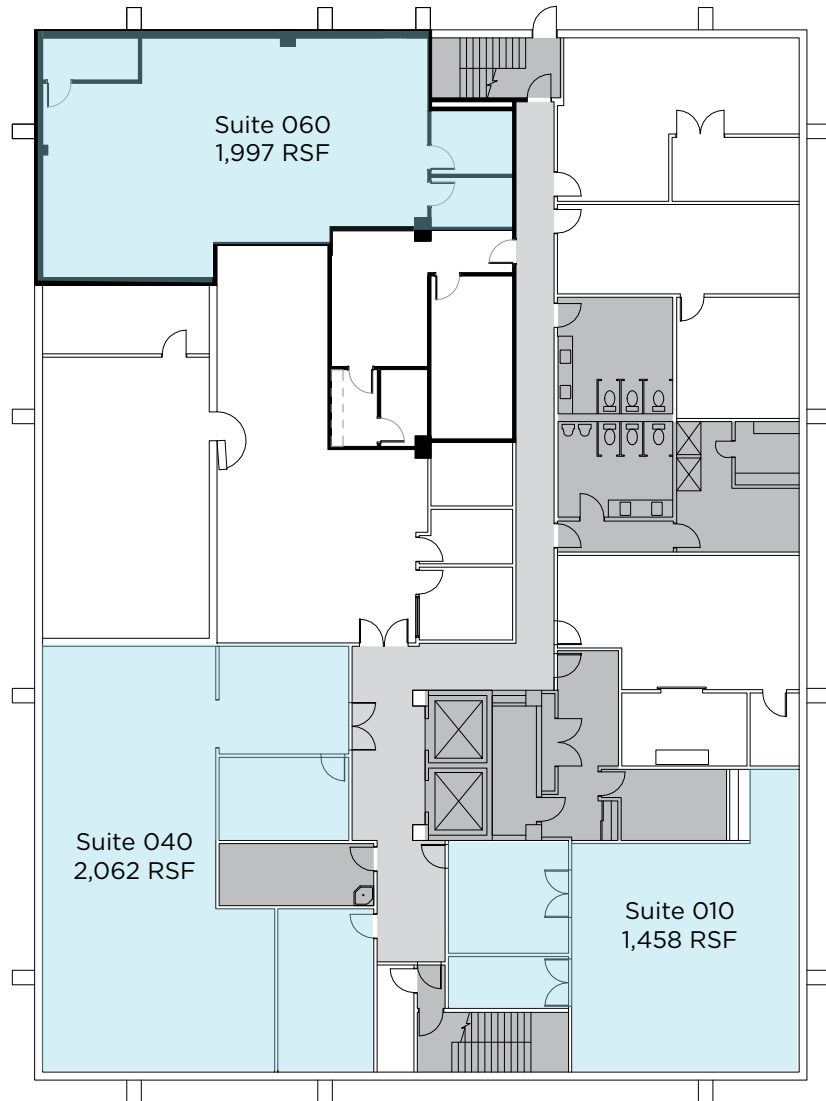
### DALLAS SANDBERG

**Senior Advisor**

303.407.9781

[DSandberg@PinnacleREA.com](mailto:DSandberg@PinnacleREA.com)

**Lower Level**



**Available**

Suite	Size	Rate
<a href="#">Suite 010</a>	1,458 RSF	\$14.00/SF
<a href="#">Suite 040</a>	2,062 RSF	\$14.00/SF
<a href="#">Suite 060</a>	1,997 RSF	\$14.00/SF

*Click Suite Number to see Pictures*

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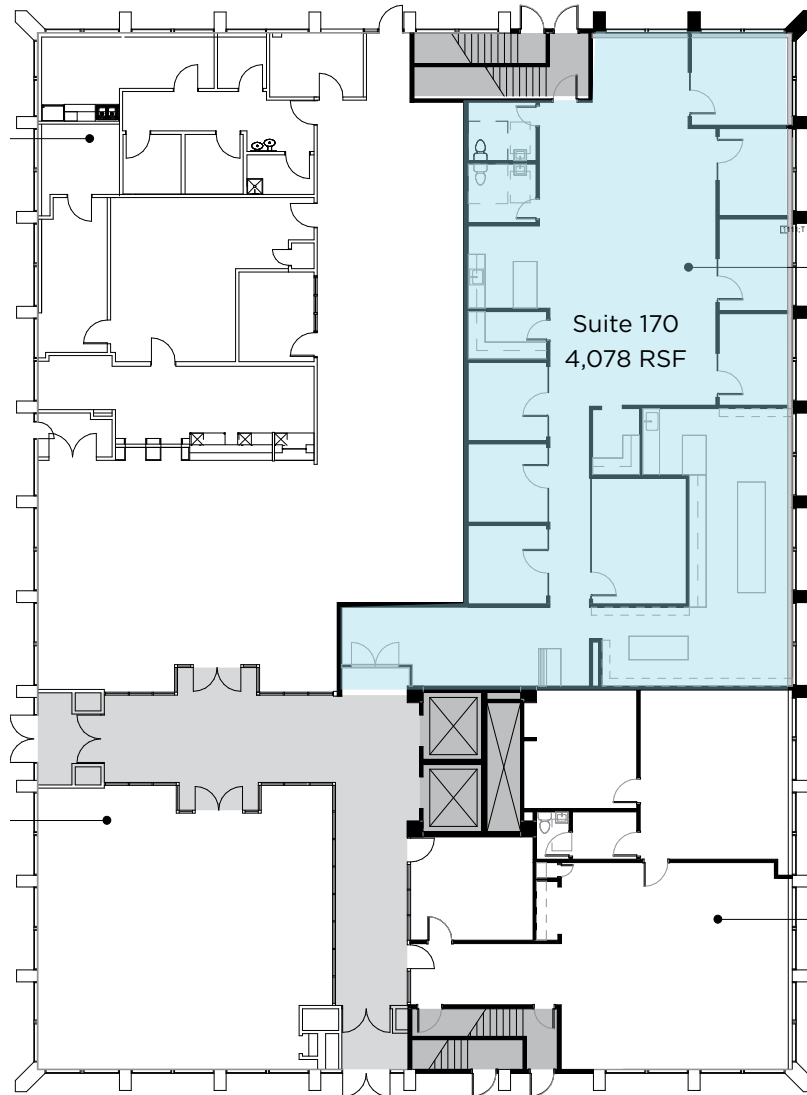
**COREY SANDBERG**  
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CSandberg@PinnacleREA.com

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**Pinnacle Real Estate Advisors, LLC**

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

**First Floor**



**Available**

Suite	Size	Rate
Suite 170	4,078 RSF	\$19.50/SF

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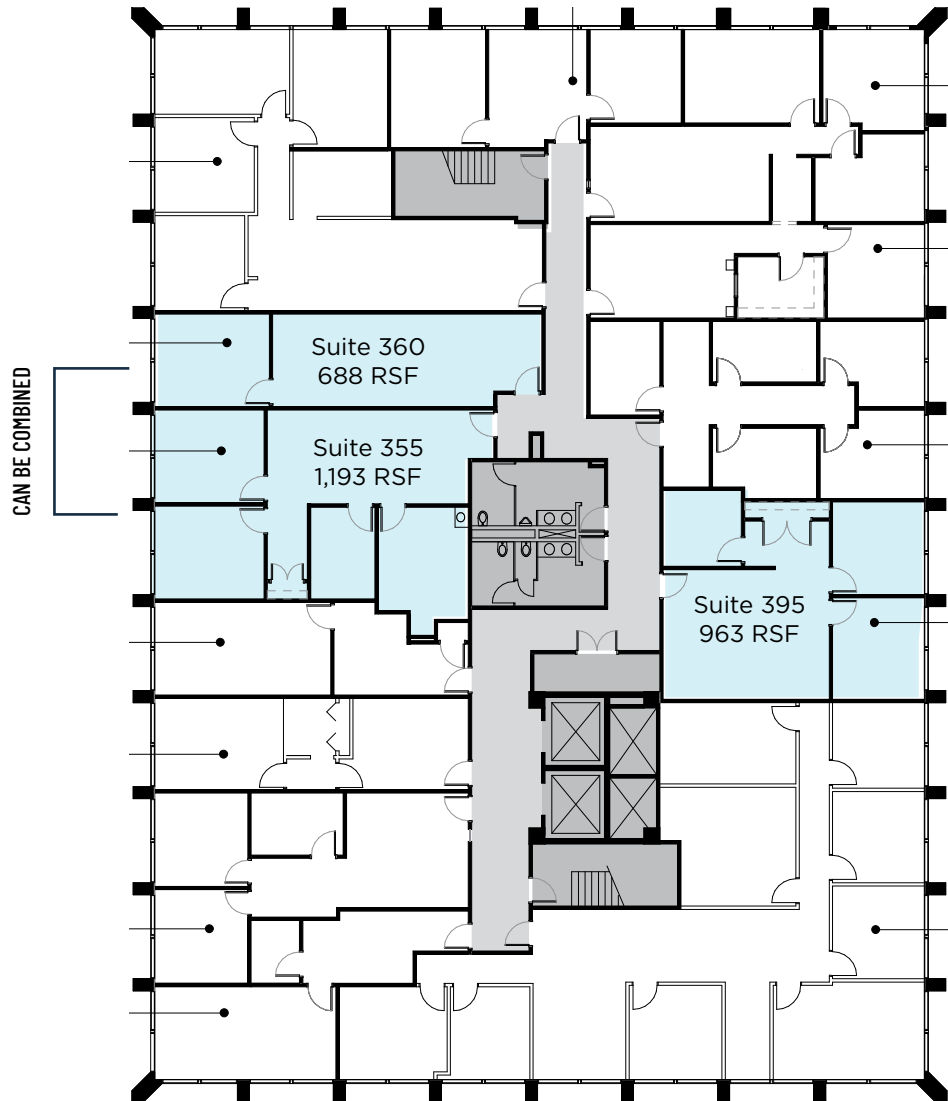
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**Third Floor**



**Available**

Suite	Size	Rate
<a href="#">Suite 355</a>	1,193 RSF	\$19.50/SF
<a href="#">Suite 360</a>	688 RSF	\$19.50/SF
<a href="#">Suite 395</a>	963 RSF	\$19.50/SF

*Click Suite Number to see Pictures*

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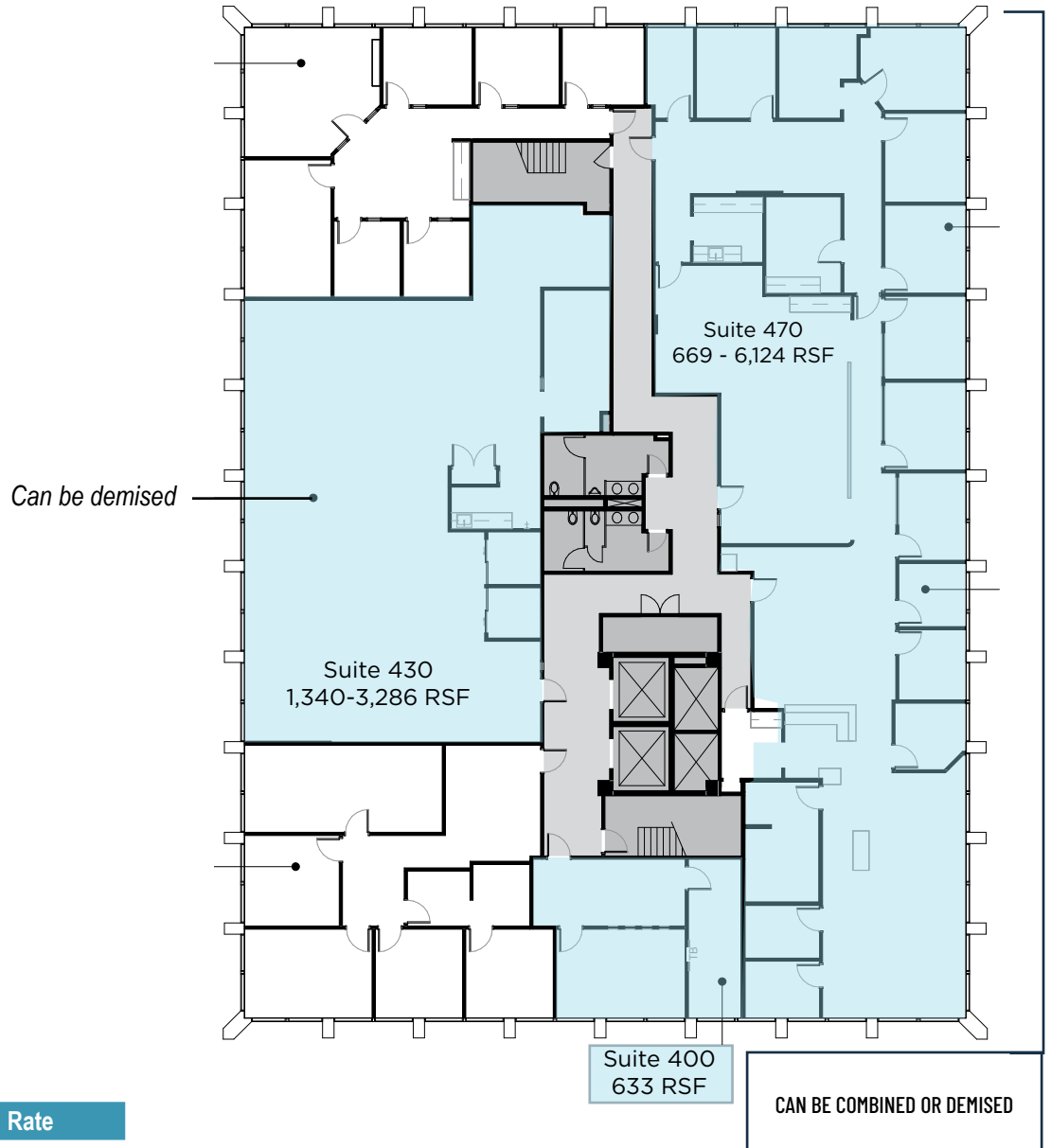
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**Fourth Floor**

*Can be combined or demised*



**Available**

Suite	Size	Rate
<b>Suite 400</b>	633 RSF	\$19.50/SF
<b>Suite 430</b>	1,340-3,286 RSF	\$19.50/SF
<b>Suite 470</b>	669 - 6,124 RSF	\$19.50/SF

*Click Suite Number to see Pictures*

For more information, please contact:

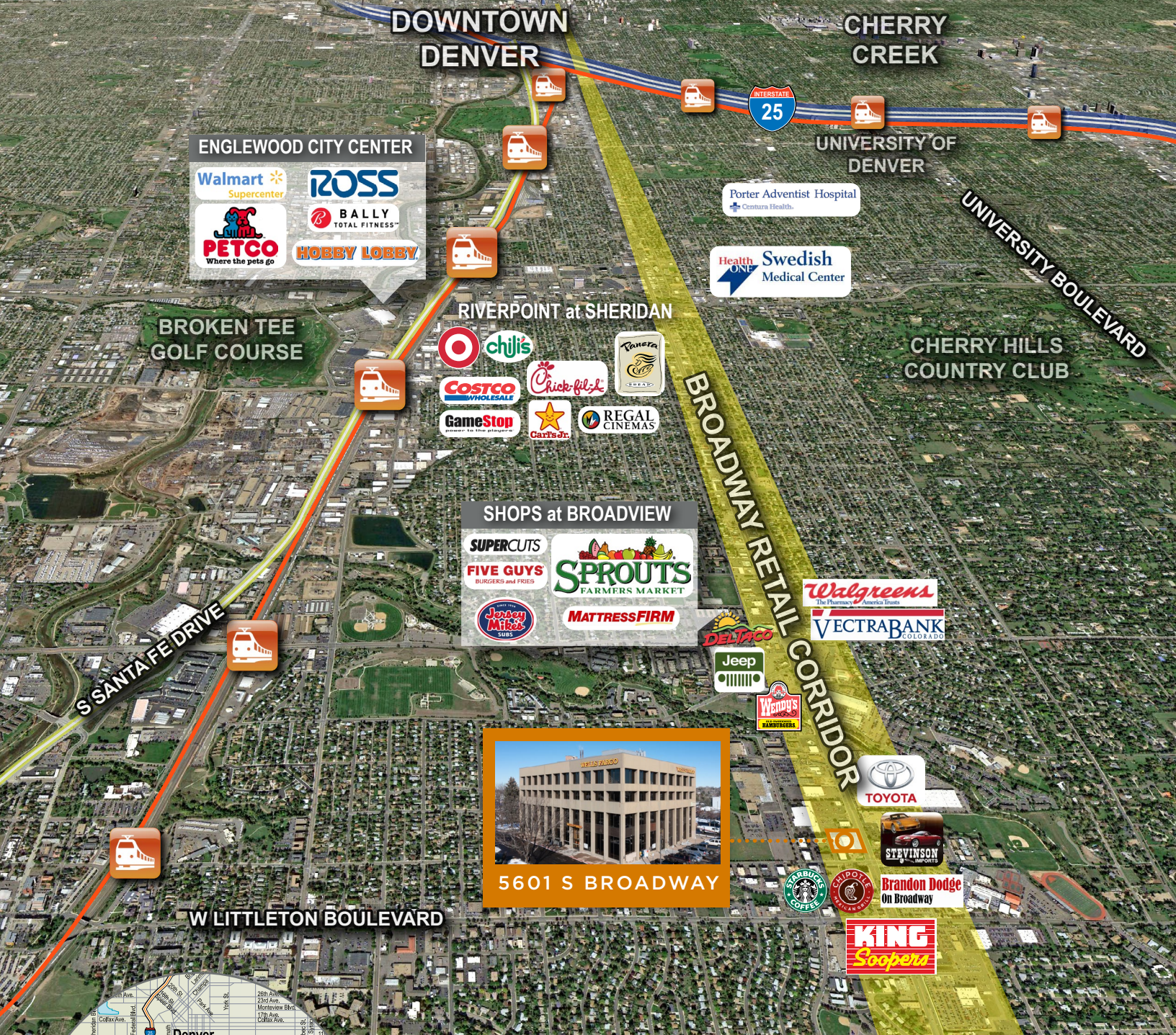
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