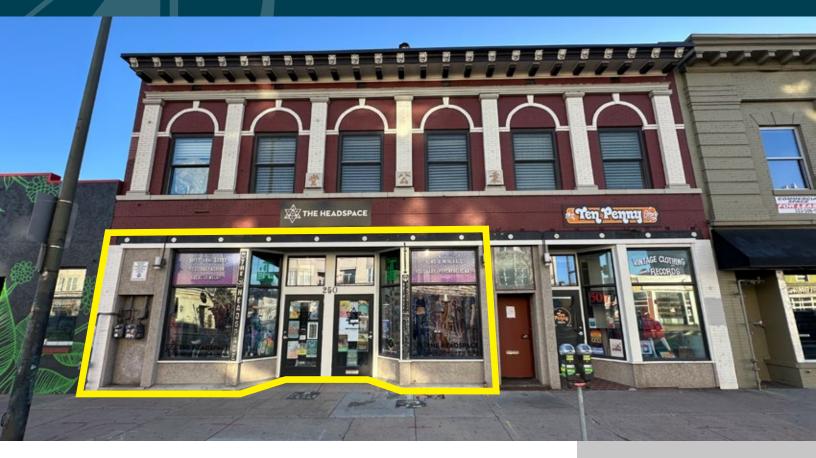


FOR LEASE

250 Broadway

Denver, Colorado 80203



Lease Rate: \$25.00/SF NNN

1,587 SF of Office/Retail For Lease

Property Features:

- 1,587 SF Office/Retail space available
- Three exclusive parking spaces + street parking
- High profile historic building
- In the heart of popular "SOBO" South Broadway corridor
- Adjacent to West Wash Park and Baker neighborhoods
- Strong household incomes
- Optimum visibility from Lincoln and Broadway
- High traffic counts

Area Demographics:



Households

1 mile 22,120 3 mile 124,372 5 mile 258,129



Average HH Income

1 mile \$108,727 3 mile \$115,321 5 mile \$110,911



Daytime Population

1 mile 36,477 3 mile 239,085 5 mile 549,655 For more information, please contact:

JAMIE MITCHELL

Principal

303.962.9571

JMitchell@PinnacleREA.com

PAUL NORA

Advisor

303.962.9575

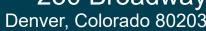
PNora@PinnacleREA.com

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Denver, Colorado 80203



Walkable Amenities





















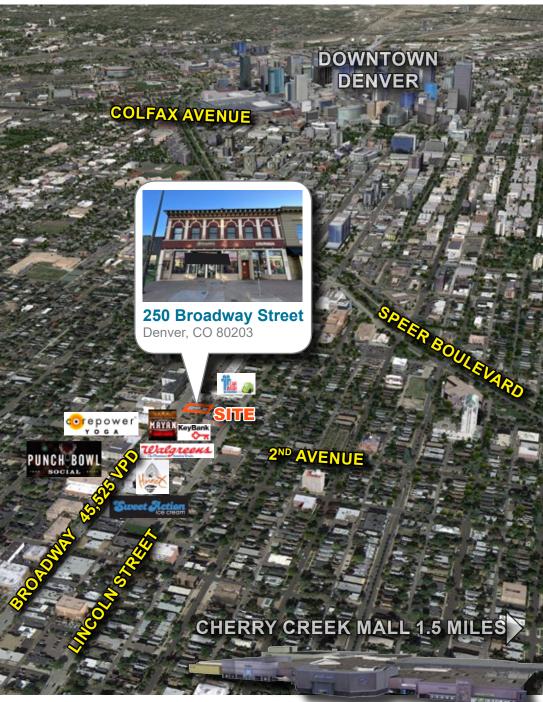












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