



**2574 S. Broadway**  
 Denver, CO 80210

### Overview

- Excellent visibility and signage on Broadway
- Reserved parking in rear
- Available for a variety of commercial uses including retail and office
- Close proximity to Harvard Gulch neighborhood and Porter Hospital

Availability	1,000 – 4,202 SF
Building Size	4,202 SF
Lot Size	6,250 SF
Zoning	U-MX-3
Year Built	1976

**For Lease: \$17/sf NNN**

For more information:

**Jake Malman**

720 471 1763

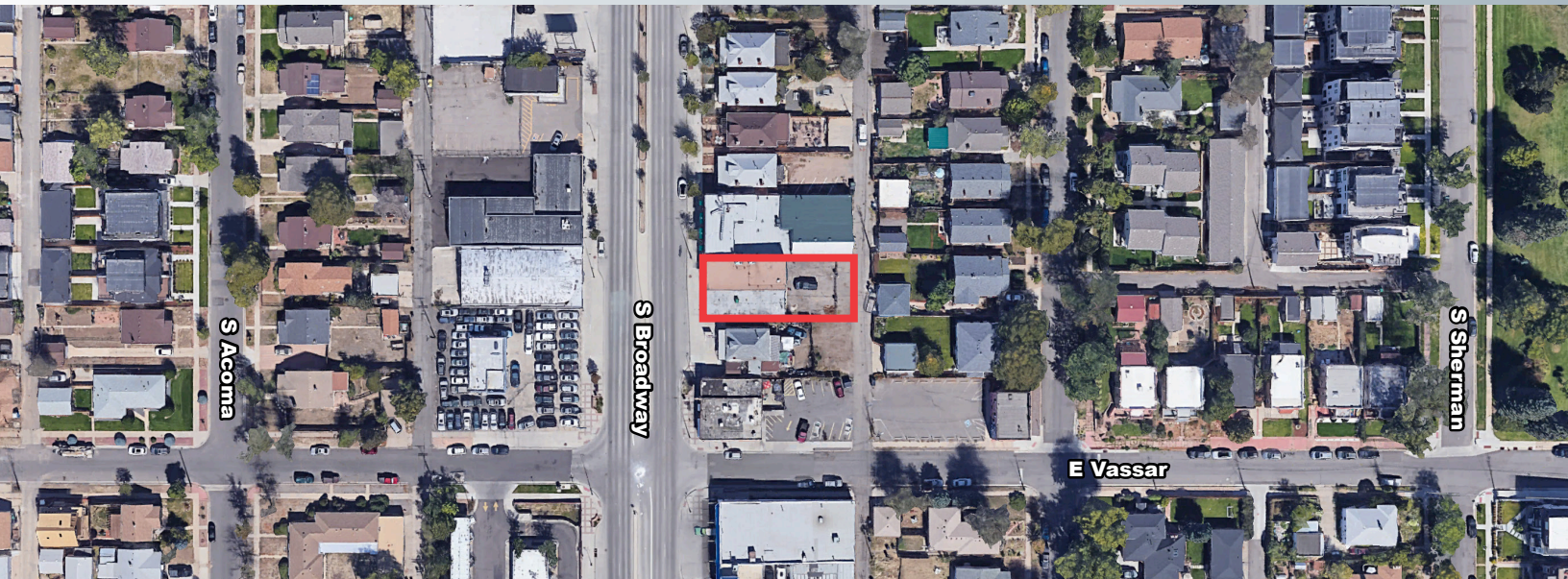
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