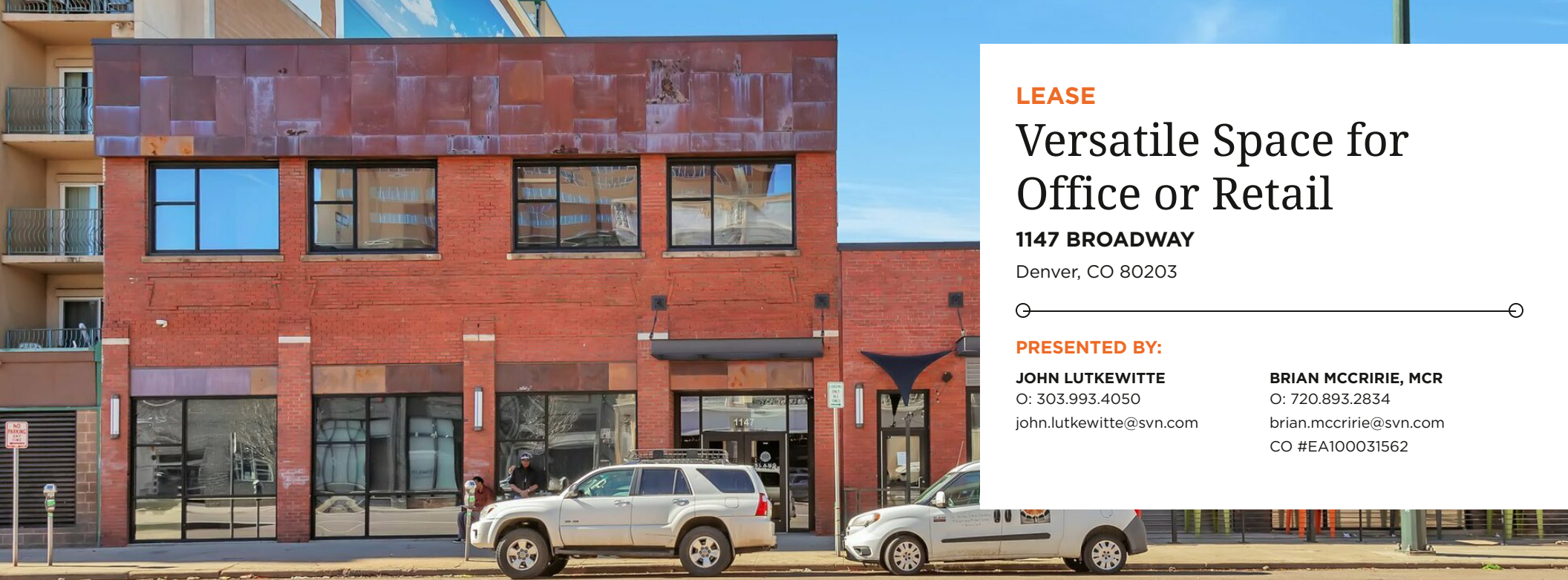




LEASE

Versatile Space for Office or Retail

1147 BROADWAY

Denver, CO 80203

PRESENTED BY:

JOHN LUTKEWITTE

O: 303.993.4050

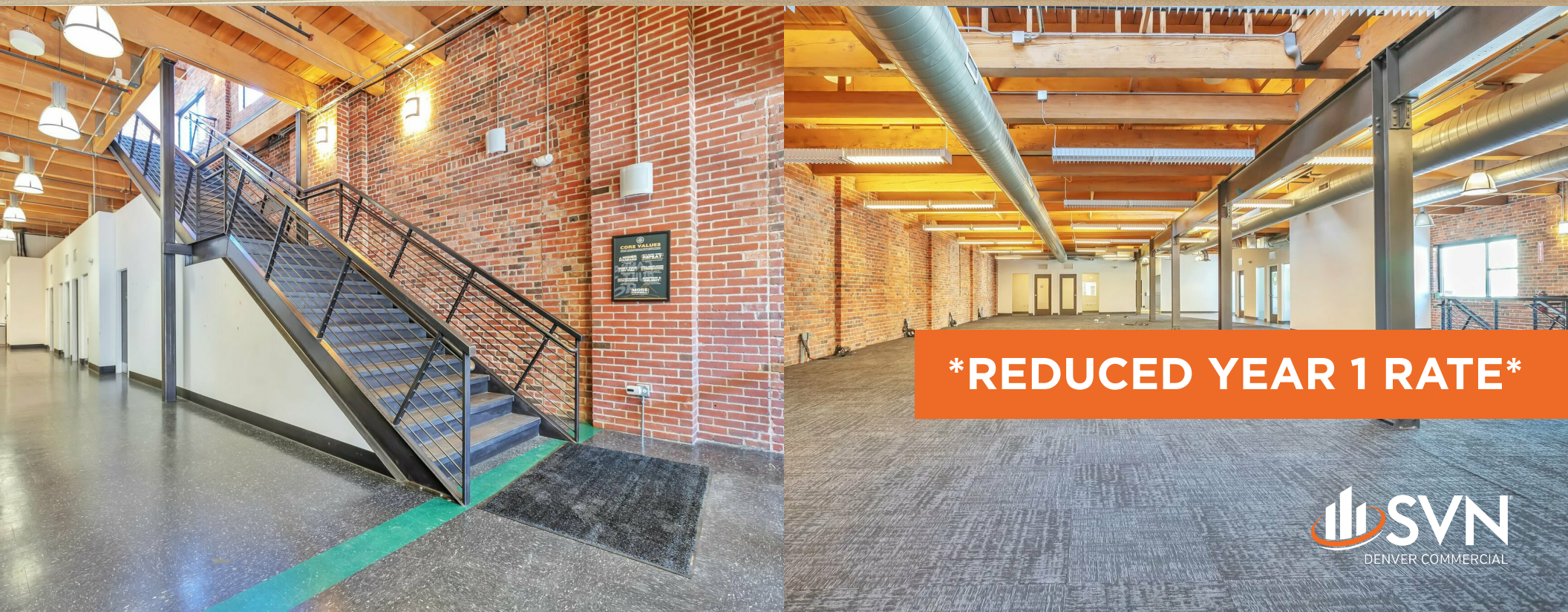
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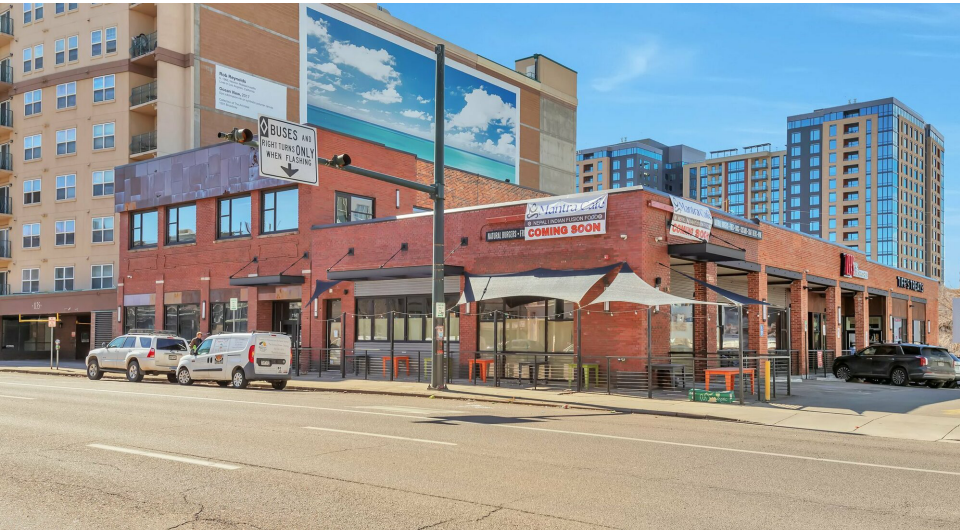
CO #EA100031562



REDUCED YEAR 1 RATE

SVN
DENVER COMMERCIAL

PROPERTY SUMMARY



PROPERTY SUMMARY

LEASE RATE:	Year 1: \$6.00 PSF / \$14.22 PSF NNN
	Year 2: \$10.78 PSF / \$14.22 PSF NNN
NUMBER OF UNITS:	1-2
AVAILABLE SF:	6,921 - 13,843 SF
PARKING SPACES:	27 +/-
KITCHENETTES:	One on each floor
PRIVATE OFFICES:	1st Floor: 6
	2nd Floor: 7

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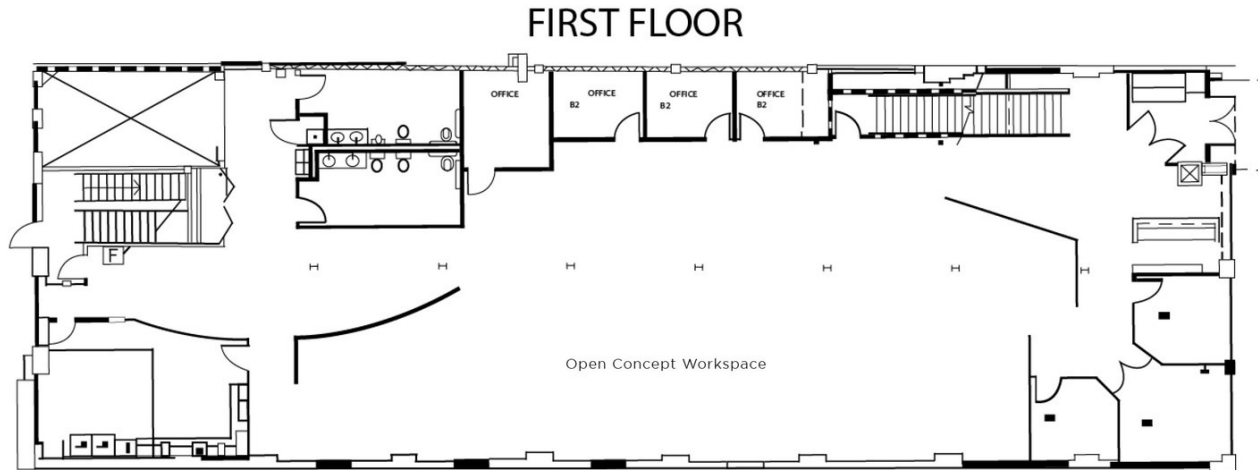
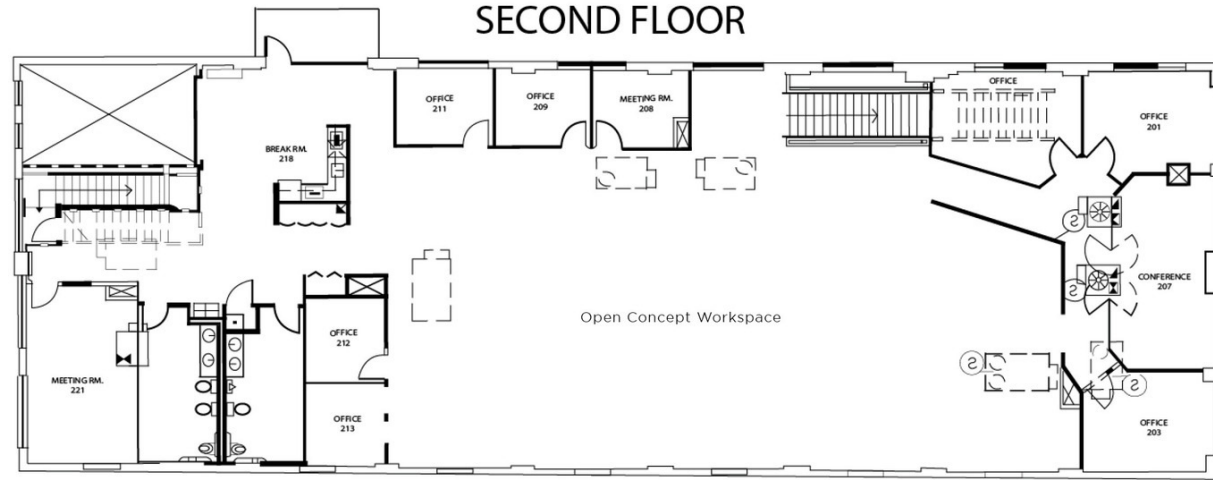
PROPERTY DESCRIPTION

Introducing 1147 Broadway, a versatile creative office flex space with Retail potential in the heart of Denver, CO. This recently renovated 13,843 square foot encompasses two floors and offers high ceilings as well as adaptable floor plans. With the option to lease the entire space or split it into two separate units, both floors have a healthy mix of private offices and open workspaces. This property provides flexibility to suit your business needs.

Additionally, there is a small parking garage in the basement as well as 13 available parking spaces just 1 block away ensuring ample parking for employees and/or clients.

Elevate your business operations in a space designed for efficiency, productivity, and growth. Discover the possibilities at 1147 Broadway, where your business can thrive and adapt seamlessly.

FLOOR PLANS



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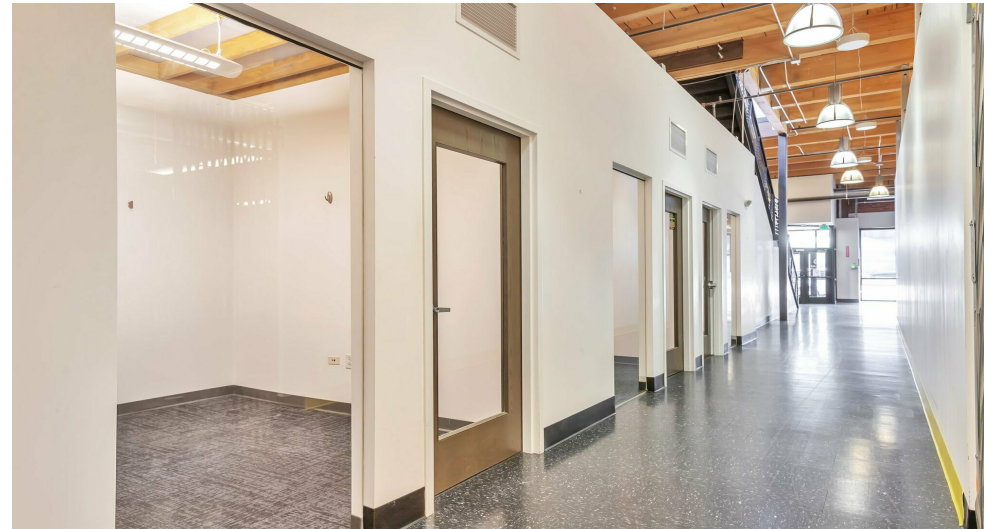
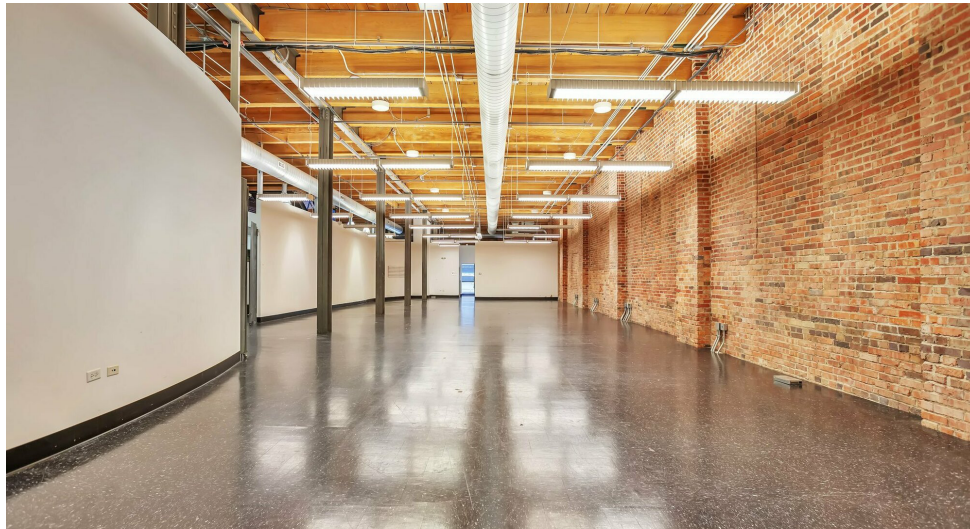
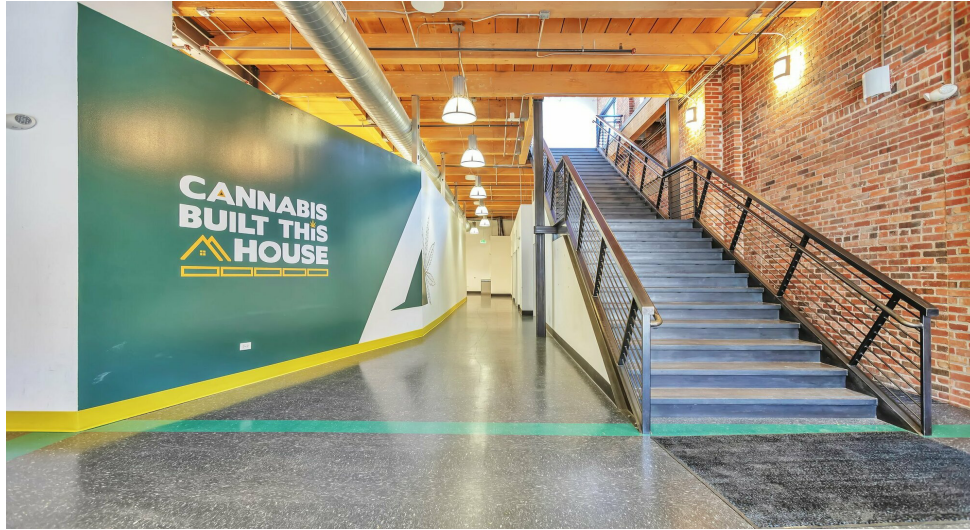
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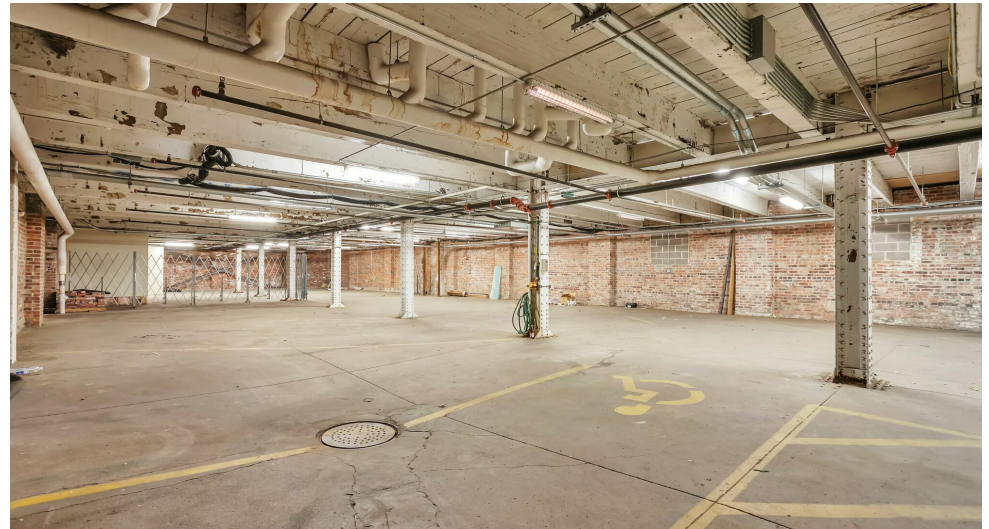
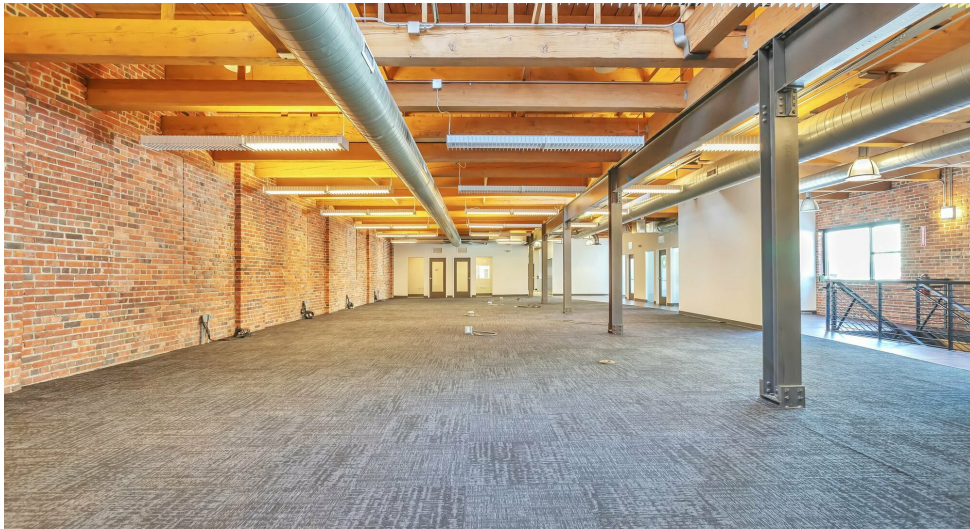
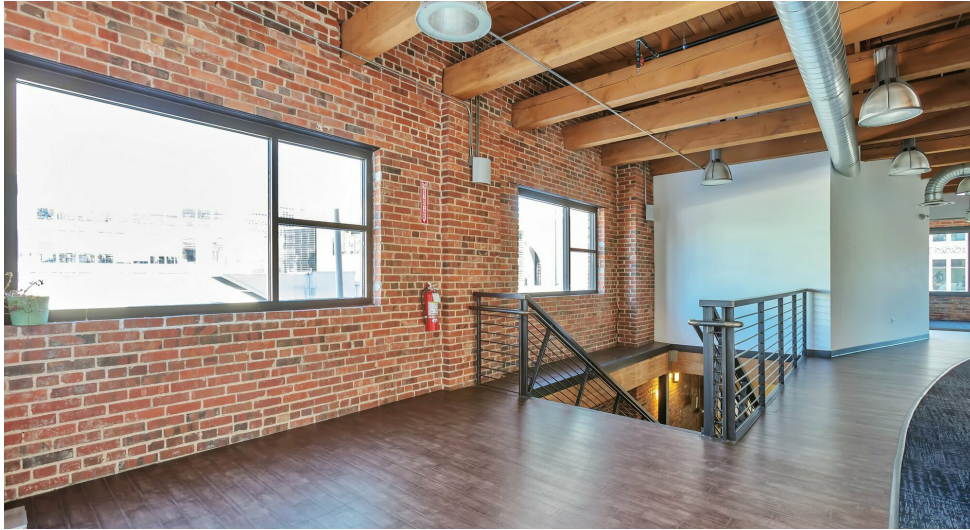
FIRST FLOOR



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SECOND FLOOR + GARAGE PARKING



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DOWNTOWN DENVER MAP



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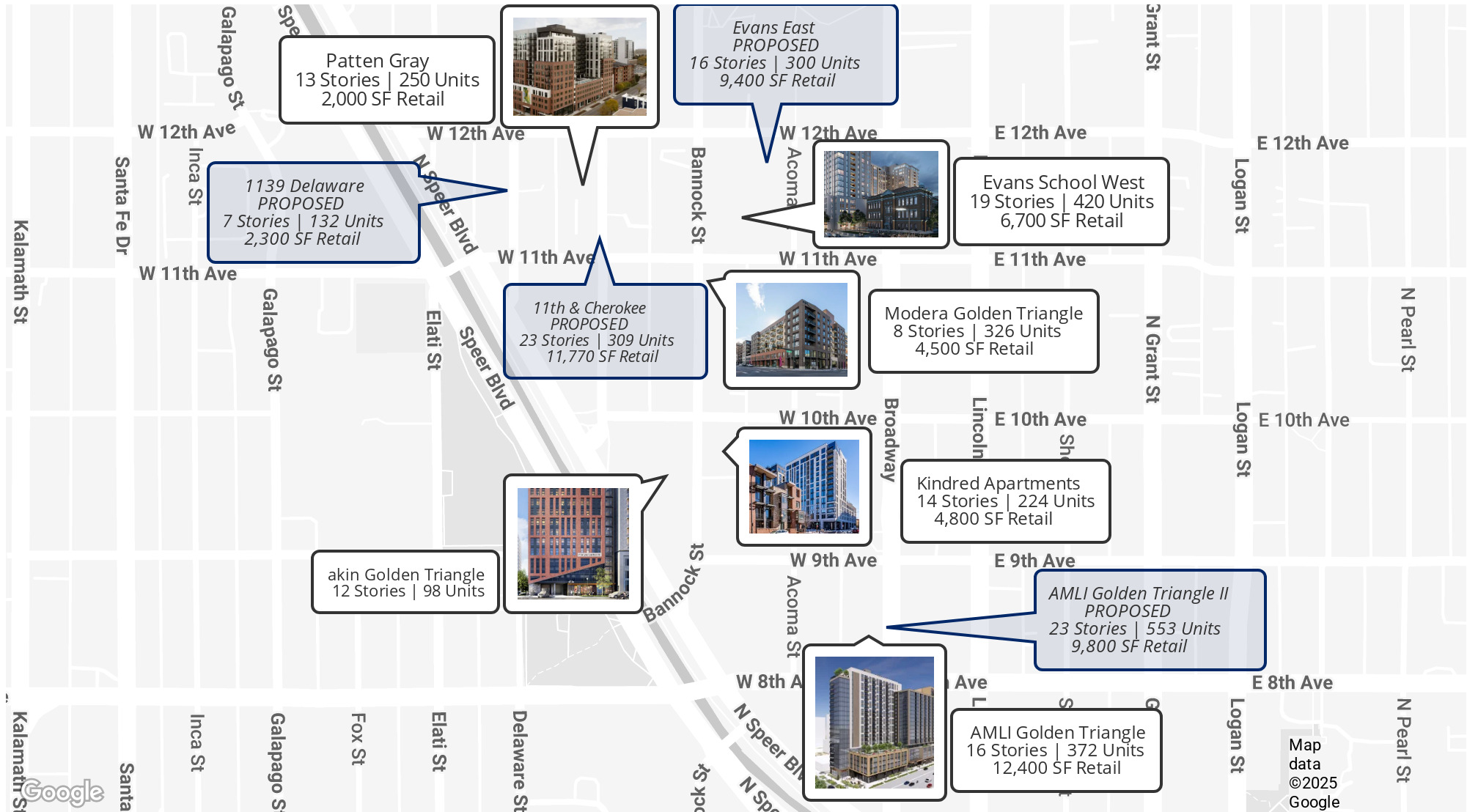
RETAILER MAP



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NEARBY DEVELOPMENTS - GOLDEN TRIANGLE



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