



4219 S Broadway

4219 S Broadway, Englewood, CO 80113



Marty Sedig

Fine Builders LLC

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4219 S Broadway

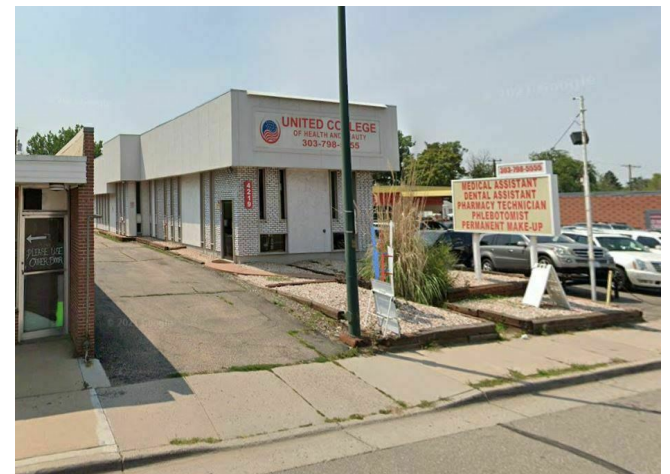
\$18.95 /SF/YR

Well-maintained office building with Broadway frontage for RENT!

- Huge visibility with two front signs: 4'x16' aluminum sign on building and 9'x5' double-sided, lighted monument sign out front
- 9+ dedicated office/classroom spaces plus secure storage and flex/break space
- Two well-appointed restrooms on upper level
- 10 dedicated exterior parking spaces + secure outside storage!
- All equipment incl. furniture, 2x commercial copy machines, monitors, computers, etc. are included in rent.

This office building features Broadway frontage with high-visibility, double-sighted, lighted Monument sign with...

- 24 Hour Access
- Lots of natural light
- Secure Storage Space
- Monument Signage
- Central Heating
- Air Conditioning



Rental Rate: \$18.95 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 2,995 SF

Year Built: 1977

Walk Score ®: 72 (Very Walkable)

Transit Score ®: 38 (Some Transit)

Rental Rate Mo: \$1.58 /SF/MO

2nd Floor

| | |
|-----------------|-----------------------|
| Space Available | 2,995 SF |
| Rental Rate | \$18.95 /SF/YR |
| Date Available | Now |
| Service Type | TBD |
| Built Out As | Professional Services |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | 1 - 5 Years |

Rent/ Sale {Owner-user/value-add investment} office with Broadway frontage!- Huge visibility with two front signs: 4'x16' aluminum sign on building and 9'x5' double-sided, lighted monument sign out front with commercial electrical timer- 9+ dedicated office/classroom spaces, oversized conference room,secure storages and flex/break space- Two well-appointed restrooms on upper level- 10 dedicated exterior parking spaces and street front parking+ secure outside storage!- All equipment incl. furniture, 2x commercial copy machines, monitor(s), computer, etc. may be included in rent / sale.This well-maintained office building features Broadway frontage with high-visibility, double-sighted, lighted Monument sign with commercial wall mounted electrical timer and large aluminum sign on front side of the building! This turn-key property was fully remodeled in 2015! Located in the heart of Englewood's robust market, this building presents an excellent office space for rent/sale {an owner-user or a value-add investment opportunity}.The property is zoned MU-B-2 and is currently built out as a health/beauty training facility. The split-level design creates a unique and versatile workspace. The upper level features 7 dedicated office rooms/classrooms, a reception area, and a break/copy area, all complemented by two well-appointed restrooms. The lower level, accessible by two interior staircases, features a conference room, employment room, and expansive secured storage/flex space to suit the user's needs. The main entrance door is located in between the two levels.The building features 10 dedicated exterior parking spaces to accommodate plenty of clients and staff. In addition, there is secure, partially fenced, exterior storage space available. Enjoy three newly replaced HVAC zones, two rooftop units on the upper level, and one on the lower level, all replaced in 2022. Newer, modern, LED light fixtures have been installed throughout the building. The existing equipment, including furniture, two commercial copy machines, TVs/monitors, whiteboards, projector, computers, and more are all available and may be included in the rent / sale.The property is situated along Broadway, and its strategic location offers excellent accessibility and large exposure on one of the Denver Metro Area's busiest roads. The front of the building has a large space for a 4' x 16' aluminum sign, as well as a freestanding, double-sided, light-up sign measuring approximately 9' x 5'. Englewood's diverse and dynamic market provides a solid environment for a wide variety of businesses. Whether you're tenant or an owner-occupant / an investor seeking a value-add opportunity, this property holds immense potential.The tenant is require to have stable financial background and good credit score!Contact Marty 720 364 6464 for more information or to arrange a showing!



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- This office building features Broadway frontage with high-visibility, double-sighted, lighted Monument sign with wall mounted commercial timer and large aluminum sign on front side of the building! This turn-key property was fully remodeled in 2015!

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