

7000 NORTH BROADWAY, DENVER, COLORADO 80221  
**SUITE 108 | 7,091 SF**



**AVAILABLE NOW**



## INDUSTRIAL SPACE AT BROADWAY BUSINESS CENTER **FOR LEASE**

Situated at the northeast corner of 70th and N. Broadway, the property offers high visibility and great access to major highways US-36, I-25, I-76 and I-270.



## PROPERTY FEATURES

- Superior access and high visibility at the confluence of I-25, I-76 and US 36
- Functional floor plans and design
- Fully sprinklered
- Zoning: LI - Light Industrial
- Construction Type: Steel frame with concrete block tilt
- Year Built: 1979
- Clear Height: 12'
- High speed Internet access available
- Ample parking
- Parking Ratio: 3 per 1,000
- NNN Expenses (2022): \$6.15/SF (estimated)

FOR MORE INFORMATION CALL: 720.730.7008

[berkeleypartners.com](https://www.berkeleypartners.com)

## SUITE 108

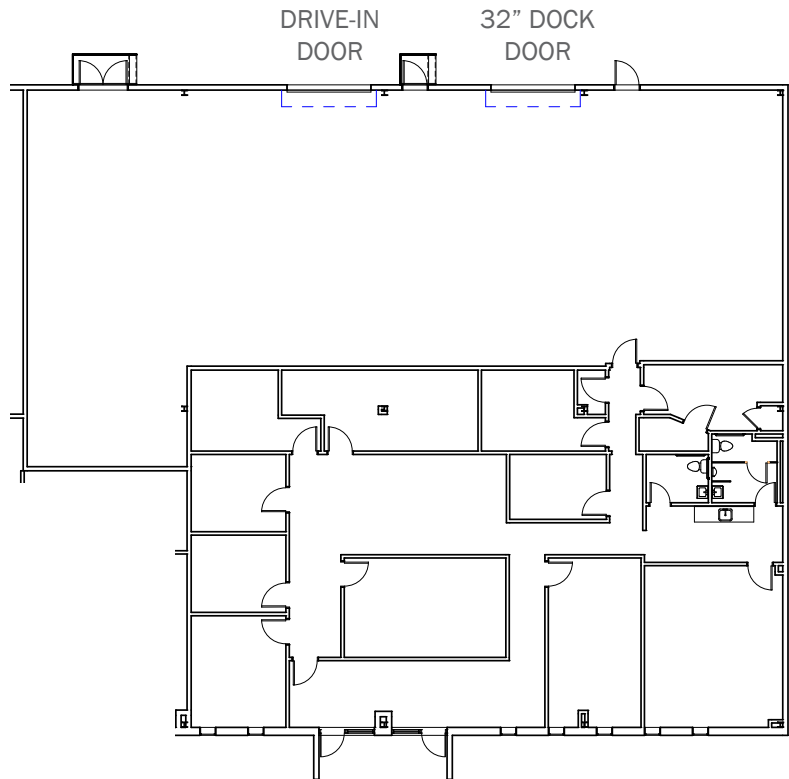
7,091 SF AVAILABLE

### SUITE FEATURES

- Office Space: 3,469 SF
- Warehouse Space: 3,622 SF
- Loading: 1 Drive-in door (8' X 10')  
1 Dock door (8' X 10')
- Power: 400 Amps, 120/208v, 3 phase (to be verified)
- Clear Height: 12'
- Great access to major highways  
US-36, I-25, I-76 and I-270
- Available: January 1, 2022
- Lease rates and terms are negotiable.

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### FLOOR PLAN



### SITE PLAN

