

7000 NORTH BROADWAY, DENVER, COLORADO 80221
SUITE 100 | 4,285 SF



BROADWAY BUSINESS CENTER



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'-13'
- High speed Internet access available
- Ample parking
- Parking Ratio: 3 per 1,000
- NNN Expenses (2022): \$5.54/SF (estimated)

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

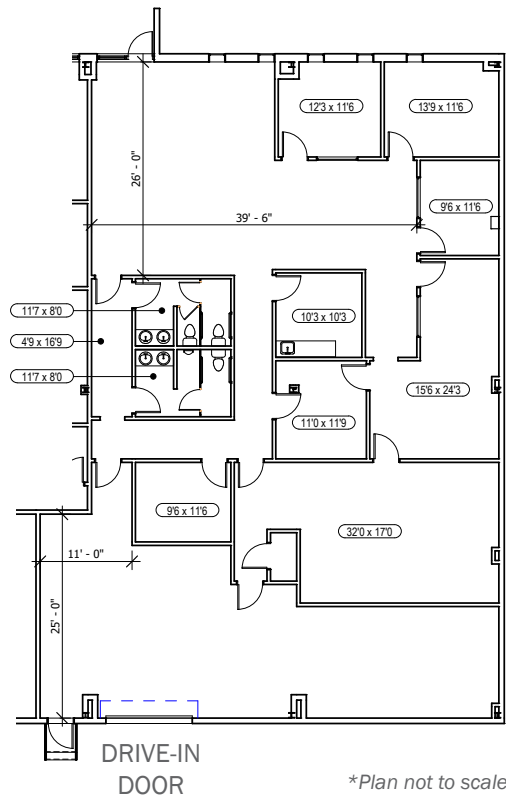
SUITE 100

4,285 SF AVAILABLE

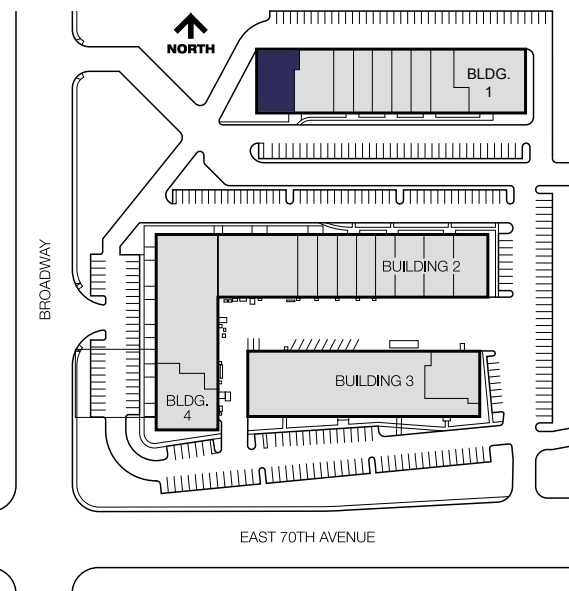
FLOOR PLAN

SUITE FEATURES

- Office Space: 3,194 SF
- Warehouse Space: 1,091 SF
- Loading: 1 Drive-in door (10' X 10')
- Power: 200 amps 120/208v 3-phase (TBV)
- Clear Height: 13'
- Great access to major highways US-36, I-25, I-76 and I-270



SITE PLAN



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