

400

S. BROADWAY

DENVER, CO 80209

LEASE RATE

\$630 - 1,330/MO (FULL SERVICE)



EXECUTIVE SUITES
107 - 1,018 SF



**Central Location | Quick Access to Downtown,
DTC & Cherry Creek**

GRAHAM TROTTER

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 **UNIQUE**
PROPERTIES

TCN
WILLIAMS
REAL ESTATE GROUP

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	400 S. Broadway Denver, CO 80209
Available SF	107-1,018 SF
Property type	Office Building
Building Size	18,314 SF
Zoning	U-MS-3
Building Class	A
Year Last Renovated	2016

PROPERTY DESCRIPTION

Ideally located just one block south of Alameda, 400 S. Broadway offers exceptional visibility at the intersection of Downtown Denver, Cherry Creek, and the Denver Tech Center, with direct access to I-25, Lincoln Street, and 6th Avenue. Surrounded by restaurants, nightlife, parks, and transit in one of Denver's most energetic neighborhoods, the recently renovated building features high-end finishes and a modern, professional environment for forward-thinking businesses.



- High-speed wireless internet
- Access to a state-of-the-art gym
- Locker rooms with showers
- Stylish shared lounge and coffee bar
- Fully equipped conference room
- Located directly across from Blue Bonnet and Imperial Restaurant

LEASE SPACES

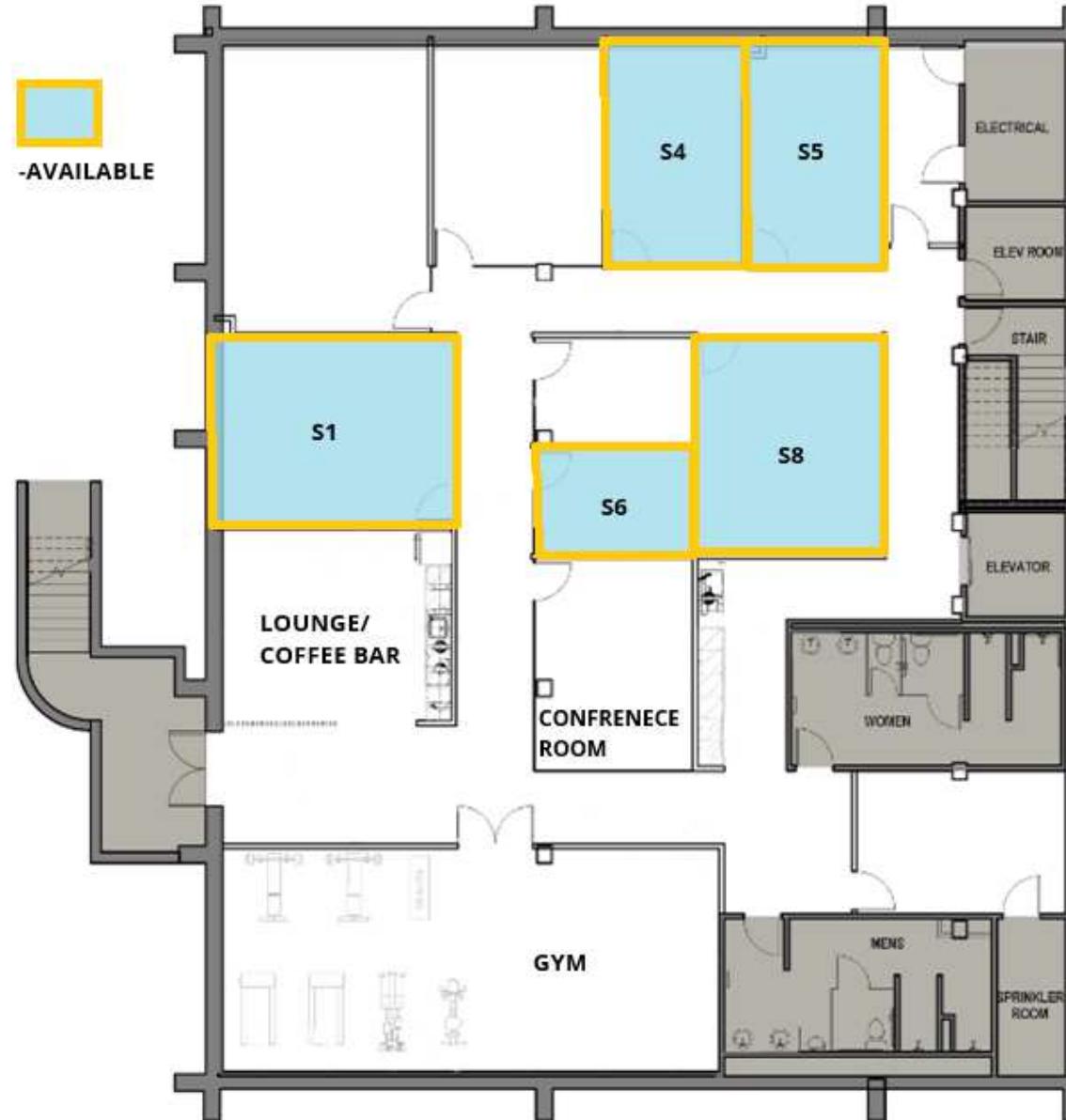
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	107 - 1,018 SF	Lease Rate:	\$630.00 - \$1,330.00 per month

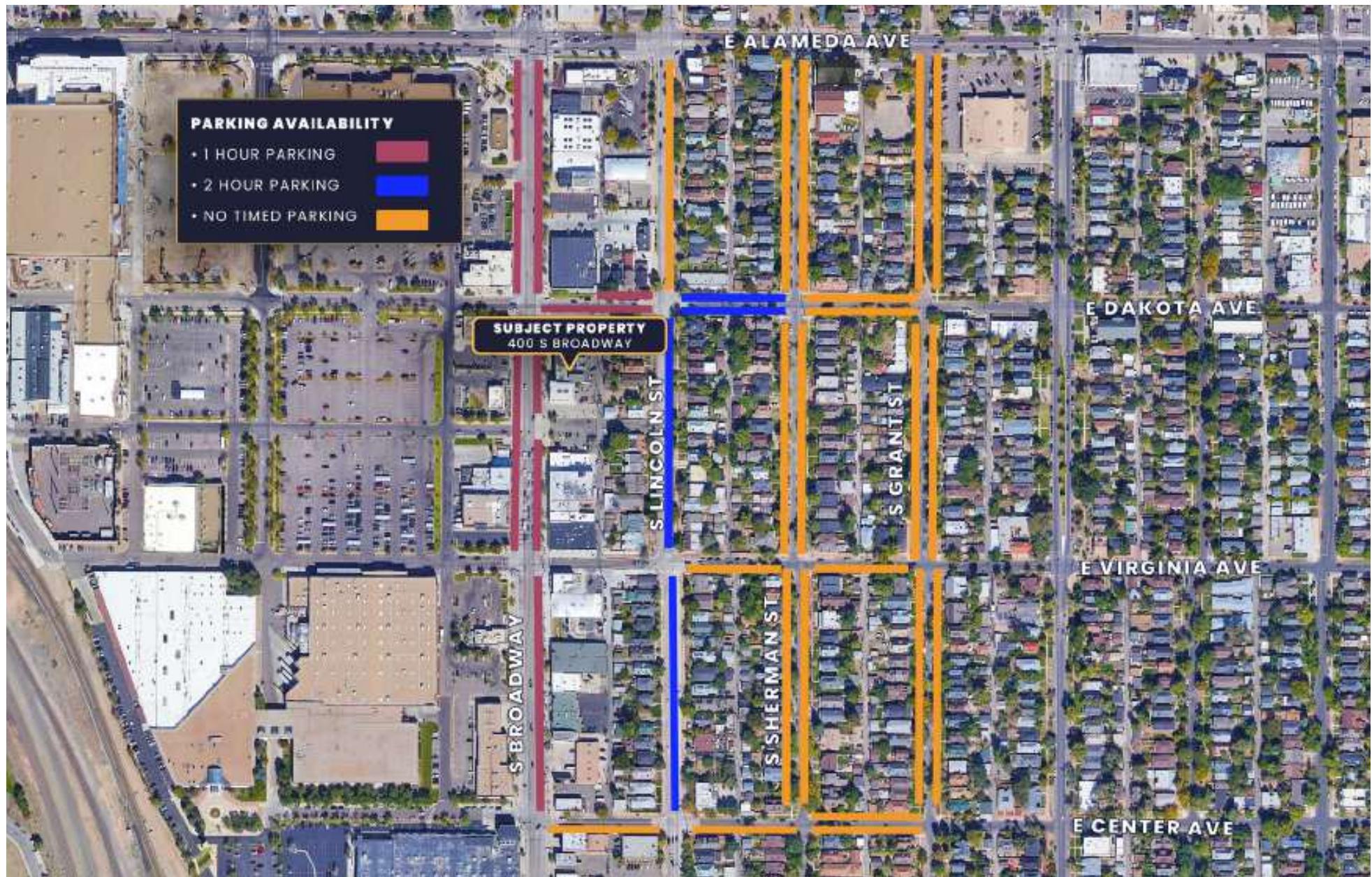
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	278 SF	Full Service	\$1,330 per month	-
Suite 2	-	278 SF	Full Service	Leased	-
Suite 3	-	237 SF	Full Service	Leased	-
Suite 4	Available	187 SF	Full Service	\$840 per month	-
Suite 5	Available	188 SF	Full Service	\$840 per month	-
Suite 6	Available	107 SF	Full Service	\$630 per month	-
Suite 7	-	108 SF	Full Service	Leased	-
Suite 8	Available	258 SF	Full Service	\$1,295 per month	-

FLOOR PLAN



PARKING AVAILABILITY



RETAIL MAP





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