

7000 NORTH BROADWAY, DENVER, COLORADO 80221
SUITE 200 | 8,132 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 (2023): \$6.18/SF (estimated)

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

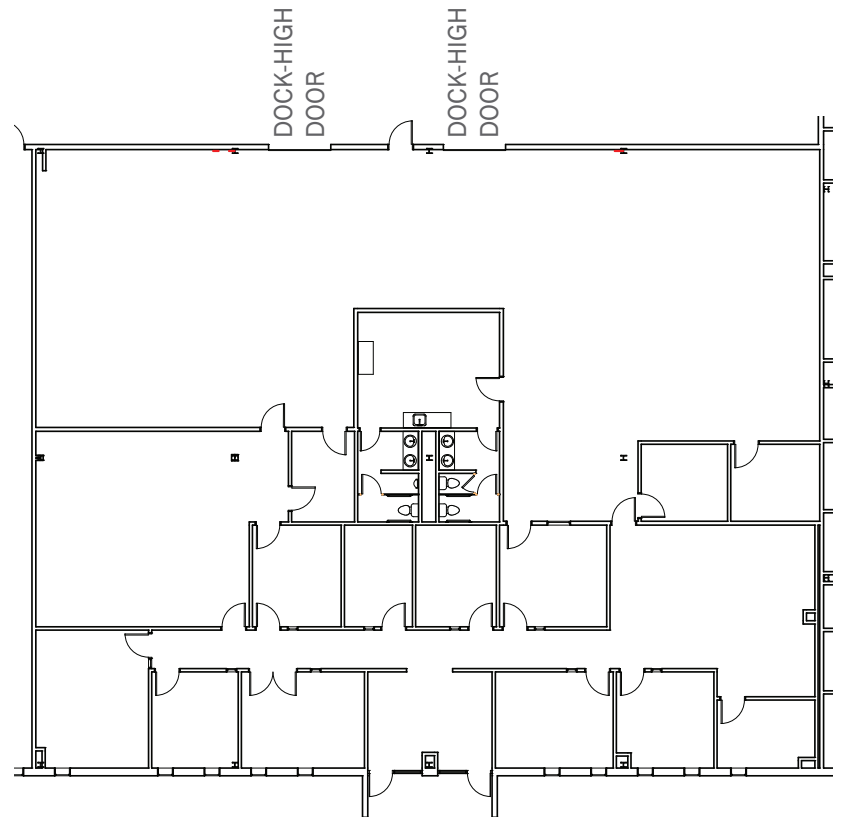
SUITE 200

8,132 SF AVAILABLE

SUITE FEATURES

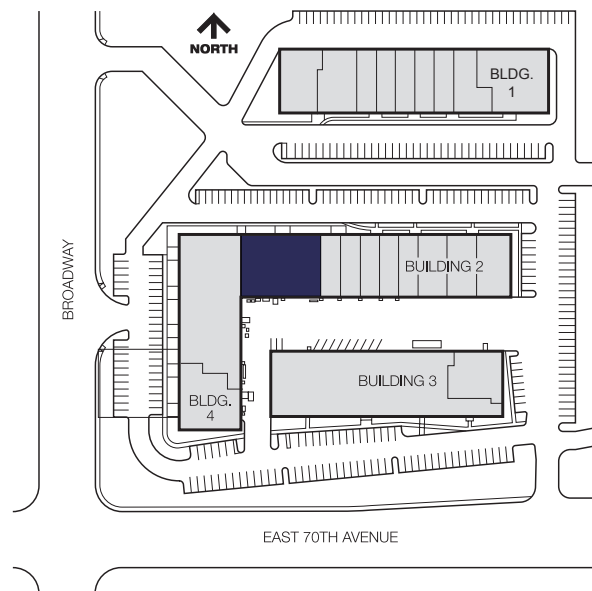
- Office Space: 4,448 SF
- Warehouse Space: 3,684 SF
- Loading: 2 Drive-in doors (8' X 10')
- Power: (TBV)
- Clear Height: 11'3" to 12'
- Column Spacing: 25' X 39'6"
- Great access to major highways US-36, I-25, I-76 and I-270
- Available: Now

FLOOR PLAN



*Plan not to scale

SITE PLAN



FOR MORE INFORMATION CONTACT:

MELISSA SHEILS
303.408.1542
msheils@berkeleypartners.com