

6401 Broadway, Denver, CO

Office/Warehouse For Lease



OFFERING SUMMARY

Available Unit:	Unit F: 1,920 SF
Lease Rate:	\$10.95 SF/yr (NNN)
Lot Size:	2.35 Acres
Year Built:	1984
Building Size:	43,055 SF
Zoning:	I-2 Adams County
Loading:	10'x10' Drive In Doors

PROPERTY OVERVIEW

This well maintained property is located near I-76 and Broadway. Each unit has drive in loading and 10-40% office build out. Save money with lower sales taxes while still having a Denver address.

PROPERTY HIGHLIGHTS

- Close proximity to I-25 and 58th Ave
- Unincorporated Adams County
- Lower Sales Tax
- Central Location
- Ample Parking - 2.74/1,000sf
- Well Insulated to Keep Energy Bills Low
- Local, Responsive Ownership
- Ability to Grow into Additional Space
- MJ, Automotive and Welding Not Allowed

Corey Murray
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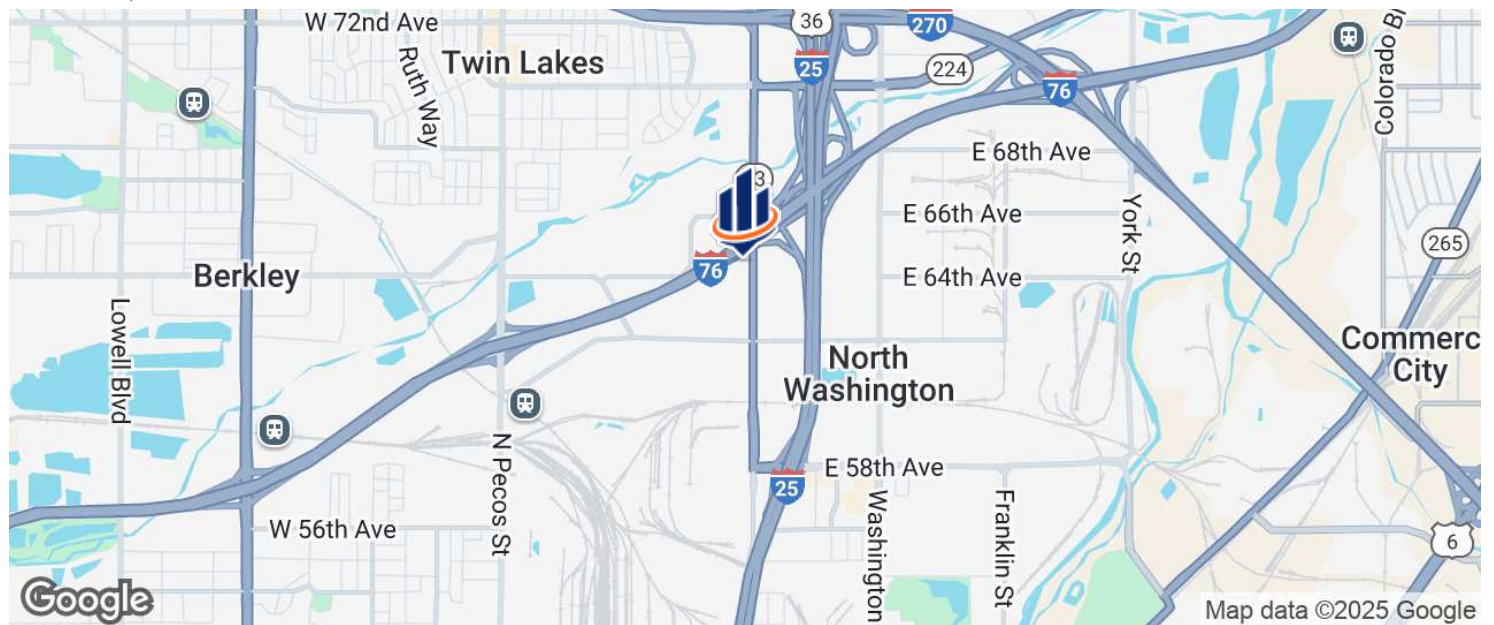


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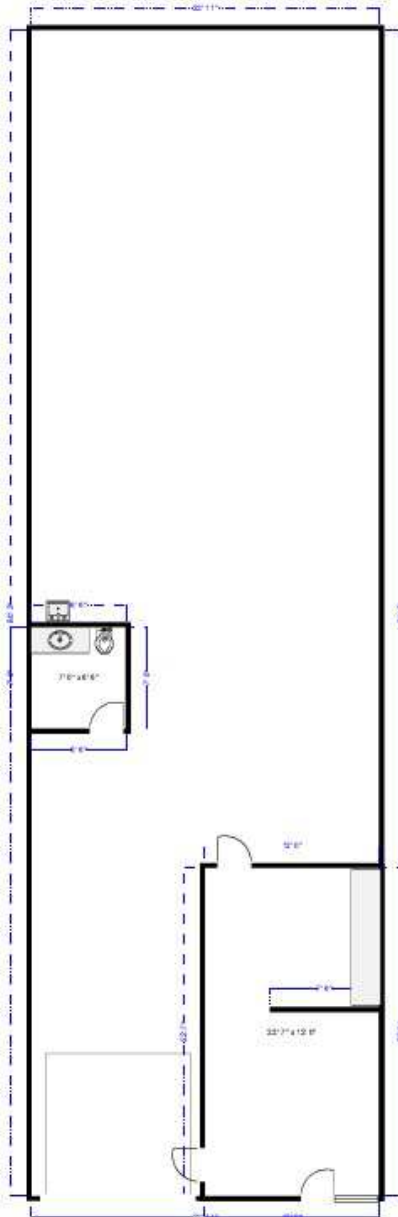
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Unit F Floor Plan

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6401 Broadway Unit F - 19,20 sf (Measurements shown are approximate)



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