

OFFICE BUILDING FOR LEASE

OFFICE / RETAIL SPACE ON BROADWAY

1147 BROADWAY, DENVER, CO 80203



PROPERTY DESCRIPTION

Introducing a versatile creative office flex space with retail potential in the heart of Denver. This recently renovated 13,843 square foot property boasts high ceilings, flexible floor plans, and the option to lease the entire space or split it into two separate units. The property features a parking garage in the basement and a private surface lot just a block away, ensuring convenience for employees and visitors. Don't miss out on the opportunity to make this impressive space your own.

PROPERTY HIGHLIGHTS

- Versatile creative office flex space
- Retail potential in the heart of Denver
- Option to lease the entire space or split it into two separate units
- High ceilings
- Parking garage in basement + private surface lot a block away

OFFERING SUMMARY

Lease Rate	\$10.00 SF/yr (NNN)
Available SF	13,843 SF
Lot Size	0.517 Acres
Building Size	21,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,450	8,893	30,781
Total Population	3,577	13,688	49,347
Average HH Income	\$110,112	\$108,219	\$110,438



JAMIE MITCHELL

720.496.9181

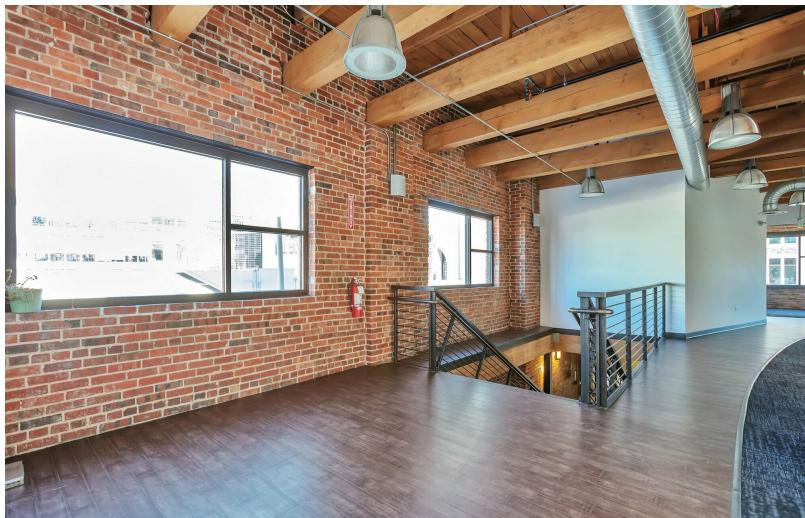
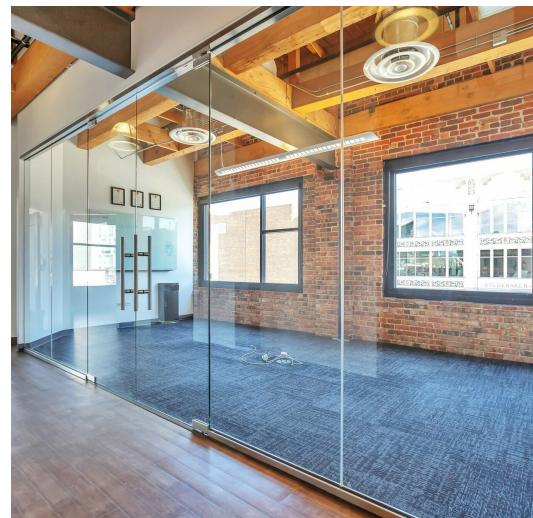
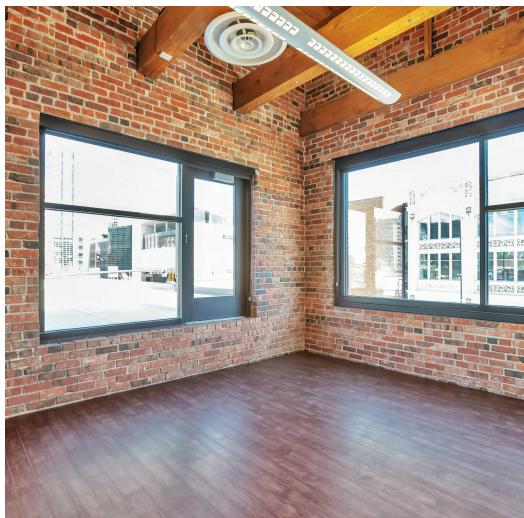
jamie@myelitecre.com

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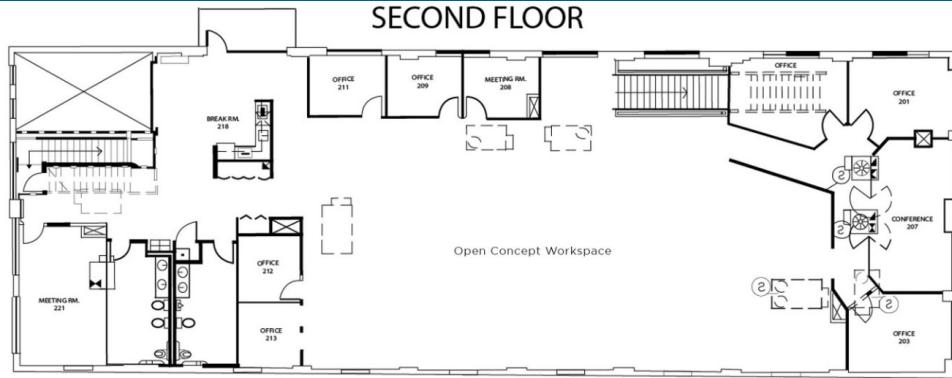
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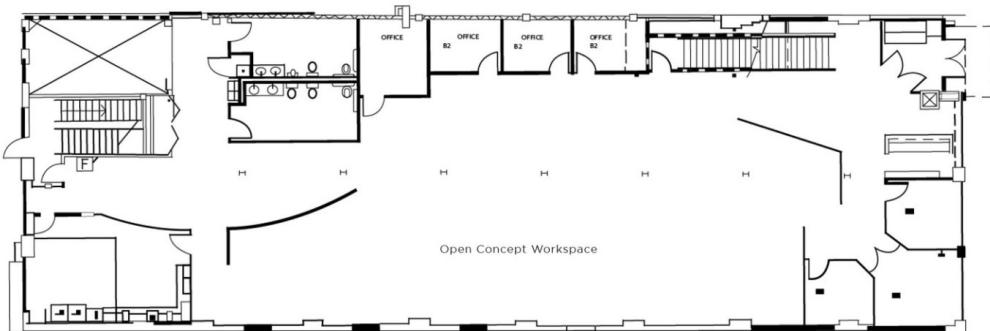
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SECOND FLOOR



FIRST FLOOR



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	12 months
Total Space:	13,843 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Flex Space	Available	13,843 SF	NNN	\$10.00 SF/yr	Separately metered for Gas and Electric; Water included in the NNN.



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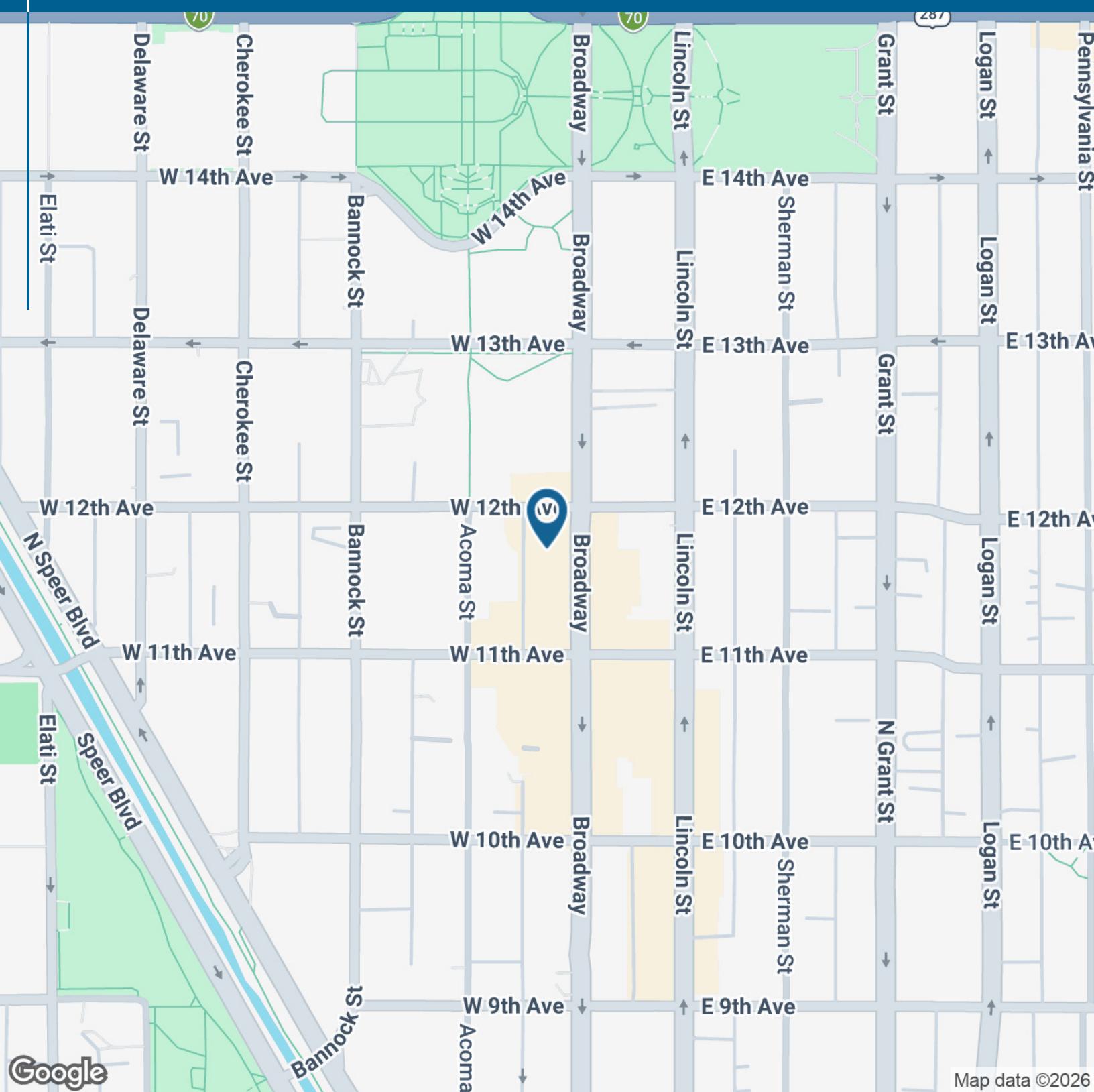
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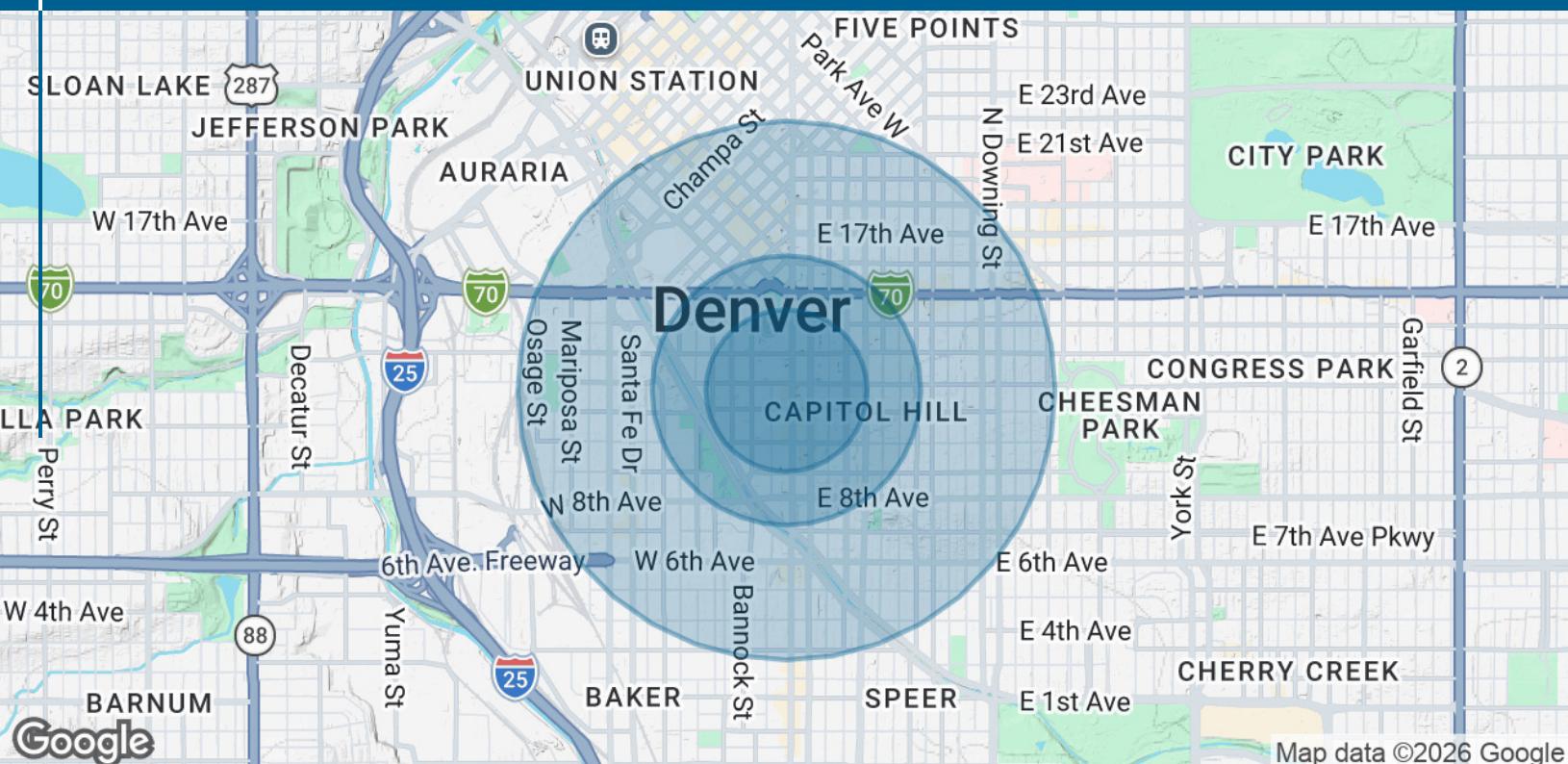
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,577	13,688	49,347
Average Age	38	38	38
Average Age (Male)	39	39	39
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,450	8,893	30,781
# of Persons per HH	1.5	1.5	1.6
Average HH Income	\$110,112	\$108,219	\$110,438
Average House Value	\$789,184	\$739,568	\$756,066

Demographics data derived from AlphaMap



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