

600 SF TO 5,299 SF (FULL FLOOR) AVAILABLE

7010 BROADWAY, DENVER, CO 80221

PLAZA 36

CENTRALLY LOCATED  
VALUE OFFICE  
SPACE



**\$19.00/SF FULL SERVICE GROSS**

Plaza 36 is a four story office building catering to small office tenants or a full floor user. It's unique location just north of downtown where the Boulder Turnpike, I-25, and I-76 converge provides for easy access to many parts of town and attractive lease rates compared to other central Denver office options. The property has outstanding visibility and access from I-25. It is situated next to Etai's Bakery Café, an excellent lunch or breakfast option. Building signage available for full floor tenant.

**PLAZA 36  
PROVIDES**



CENTRAL DENVER LOCATION



TURNKEY TENANT  
IMPROVEMENTS



EXCELLENT VISIBILITY



WALKABLE TO NEARBY CAFÉ



EASY ACCESS TO  
MAJOR FREEWAYS

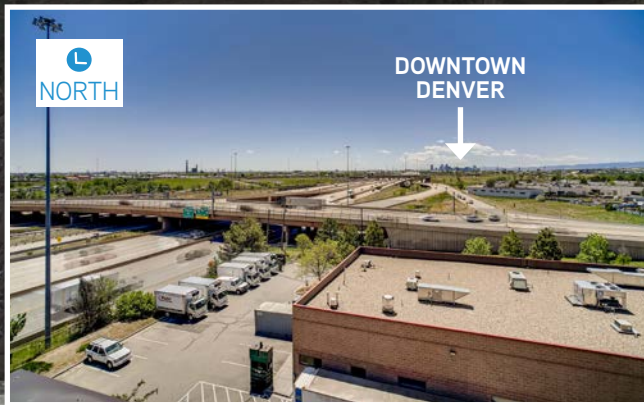


LOW LEASE RATES



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### PROPERTY INFORMATION

- 4-story office building
- 45,375 SF building
- 442 SF - Full Floor Available
- Café next door
- Free surface parking
- Building signage (full floor tenant)



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