

# 3141-3149

## S BROADWAY

ENGLEWOOD, CO 80113

### \$22.50 SF/YR (MG)

LEASE RATE



1,925 SF  
RENOVATED OFFICE



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**UNIQUE**  
PROPERTIES



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# PROPERTY HIGHLIGHTS

Address	3141-3149 S Broadway
Suite B SF	1,925 SF
Lease Rate	\$22.50/SF (MG)*
Parking	1.7:1,000 SF
Year Built	1950
Year Last Renovated	2014

## PROPERTY DESCRIPTION

Located along the highly visible South Broadway corridor, 3141 S Broadway, Suite B offers a well-maintained office opportunity with convenient access to both Hampden Ave. and Santa Fe Drive. The suite features a functional layout including a large conference room, private restroom, and recent interior upgrades such as new carpet, updated lighting, and skylights that provide abundant natural light throughout the space.

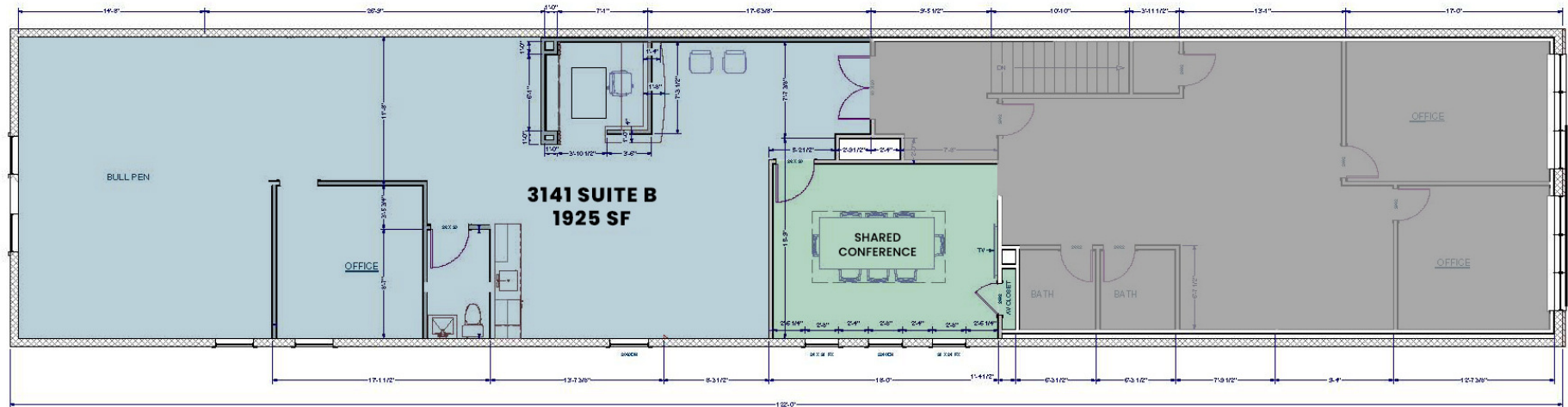
The property has undergone several recent capital improvements including a new roof, upgraded exterior lighting, parking lot improvements, and new HVAC units, providing tenants with a move-in ready environment. A rare amenity for the area, the property also offers 16 dedicated parking spaces in the rear lot. Available for immediate occupancy, this suite is ideal for a variety of office or professional service users seeking a central and accessible location.

- Convenient access to Hampden Ave. and Santa Fe Drive
- Rare rear parking lot with 16 dedicated spaces
- Recent upgrades include new roof, HVAC, and exterior improvements
- Interior updates with new carpet, lighting, and skylights
- Move-in ready office space available for immediate occupancy
- \*Tenants are additionally responsible for prorata utilities and in-suite cleaning



# FLOOR PLANS

## 3141 SOUTH BROADWAY SUITE B



# ADDITIONAL PHOTOS



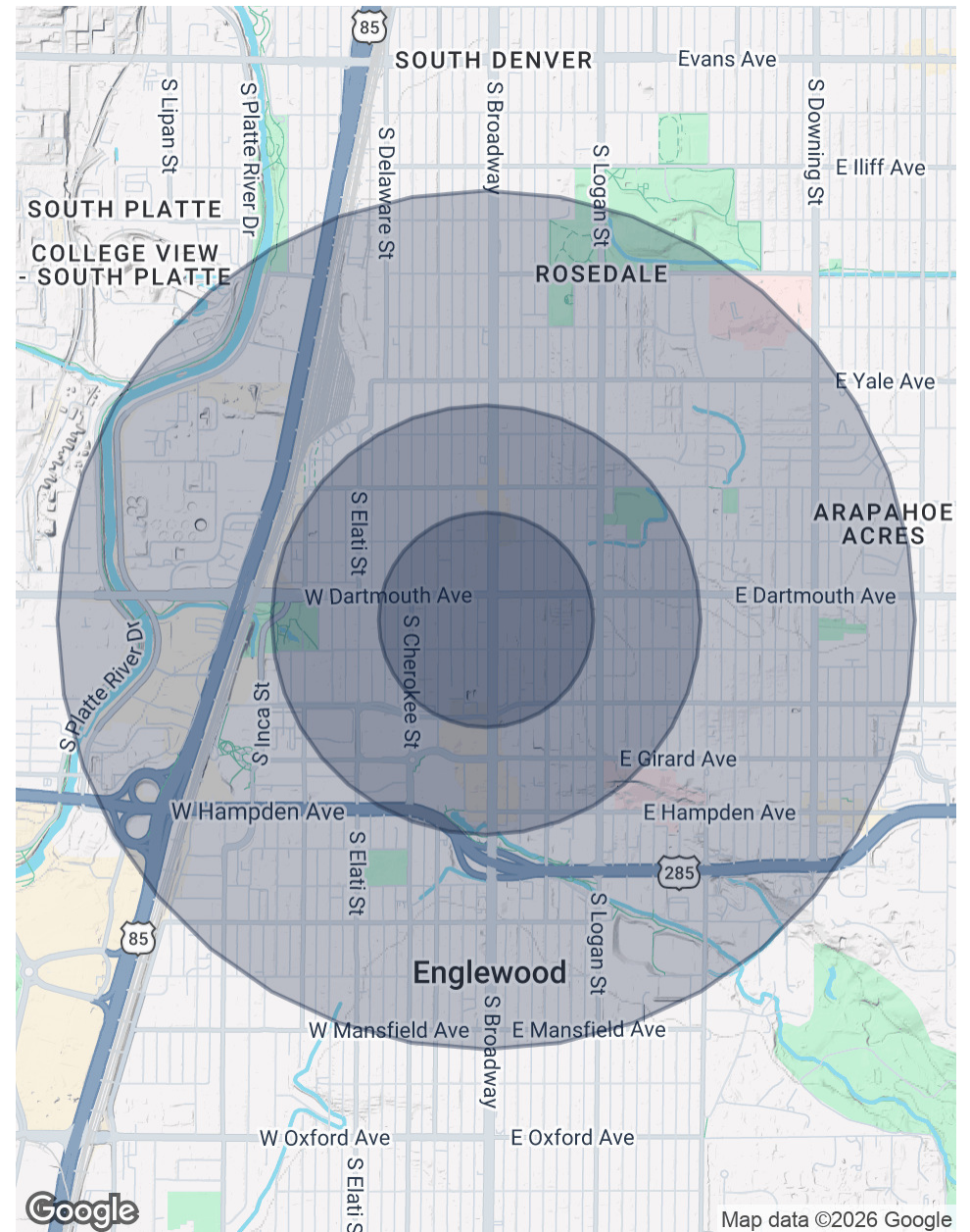
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,290	4,923	17,178
Average Age	39.8	37.7	37.6
Average Age (Male)	43.5	40.1	38.0
Average Age (Female)	39.7	37.4	38.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	714	2,588	8,803
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$121,983	\$119,247	\$115,940
Average House Value	\$581,179	\$580,617	\$587,324

2025 American Community Survey (ACS)





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