



SOUTH BROADWAY SPACE FOR LEASE

Available Office Space from 668 - 6,124 SF

Full Service Gross - No Expenses charged to Tenants!

Property Features:

- BRAND NEW HVAC SYSTEM + Elevators
- Recently updated and welcoming interior
- Located at the core intersection of S Broadway and Littleton Boulevard
- High traffic count with exposure to over 45,000 VPD
- Professionally managed
- Ample parking for employees and visitors

Available

Suite	Size	Rate	Type
<u>Suite 010</u>	1,458 RSF	\$14.00/SF	Full Service Gross
<u>Suite 040</u>	2,062 RSF	\$14.00/SF	Full Service Gross
<u>Suite 060</u>	1,997 RSF	\$14.00/SF	Full Service Gross
<u>Suite 340</u>	822 RSF	\$19.50/SF	Full Service Gross

Suite	Size	Rate	Type
<u>Suite 395</u>	963 RSF	\$19.50/SF	Full Service Gross
<u>Suite 430</u>	1,340-3,286 RSF	\$19.50/SF	Full Service Gross
<u>Suite 470</u>	669 - 6,124 RSF	\$19.50/SF	Full Service Gross

Click Suite Number to see Pictures

For more information, please contact:

KEITH LENZ

Associate Advisor

303.962.9563

KLenz@PinnacleREA.com

COREY SANDBERG

Vice President

303.407.9784

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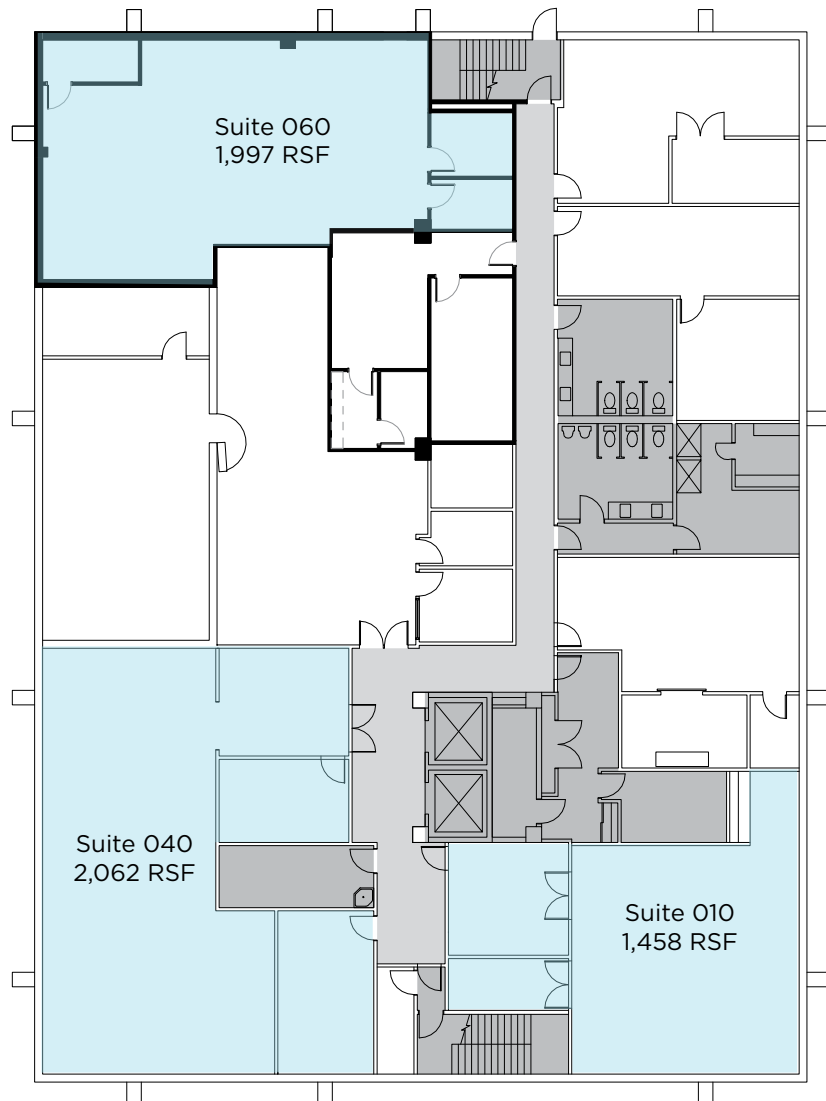
DALLAS SANDBERG

Senior Advisor

303.407.9781

DSandberg@PinnacleREA.com

Lower Level



Available

Suite	Size	Rate
Suite 010	1,458 RSF	\$14.00/SF
Suite 040	2,062 RSF	\$14.00/SF
Suite 060	1,997 RSF	\$14.00/SF

Click Suite Number to see Pictures

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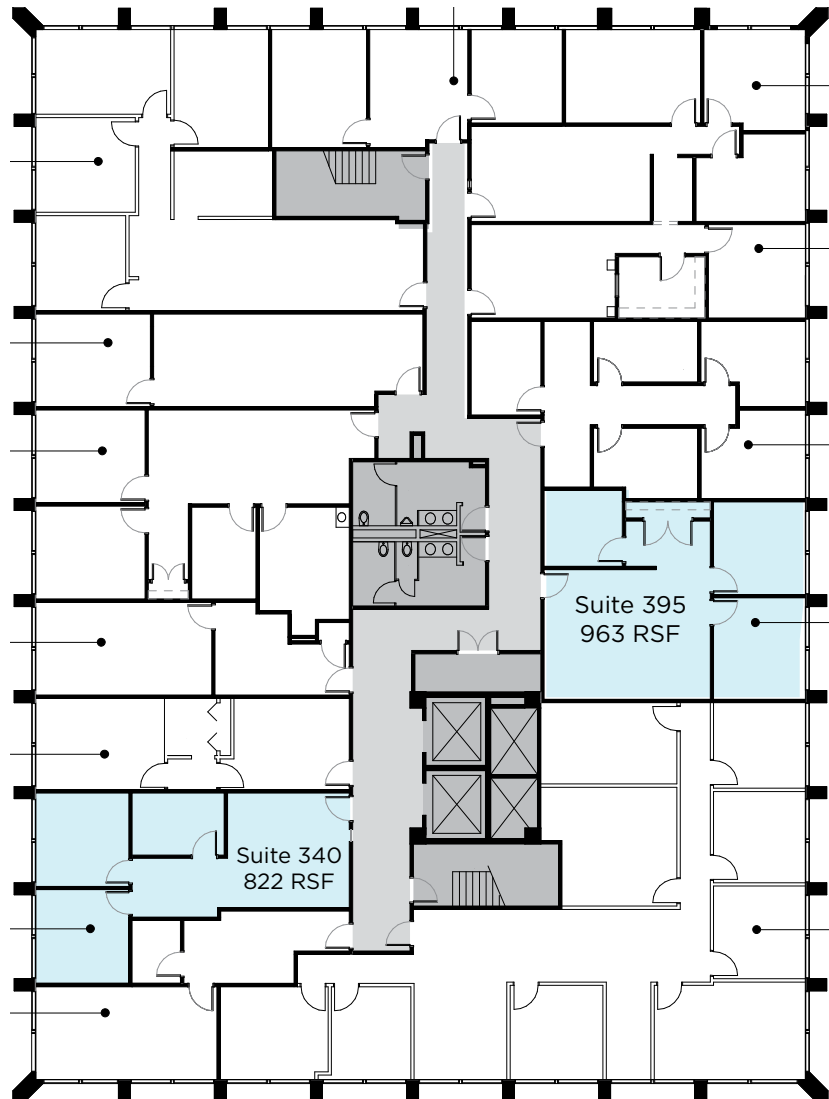
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Third Floor



Available

Suite	Size	Rate
Suite 340	822 RSF	\$19.50/SF
Suite 395	963 RSF	\$19.50/SF

Click Suite Number to see Pictures

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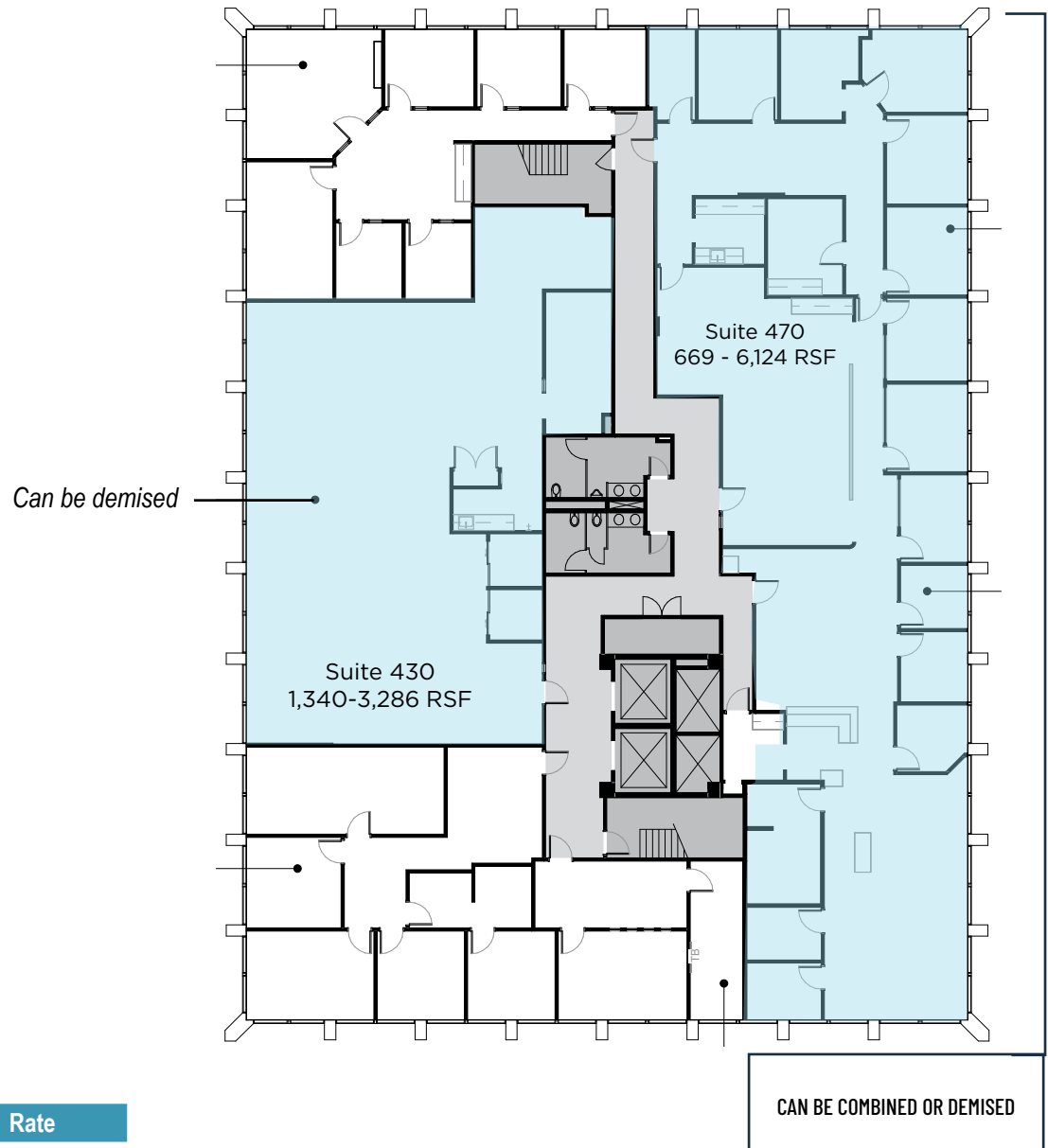
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Fourth Floor

Can be combined or demised



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Suite 430	1,340-3,286 RSF	\$19.50/SF
Suite 470	669 - 6,124 RSF	\$19.50/SF

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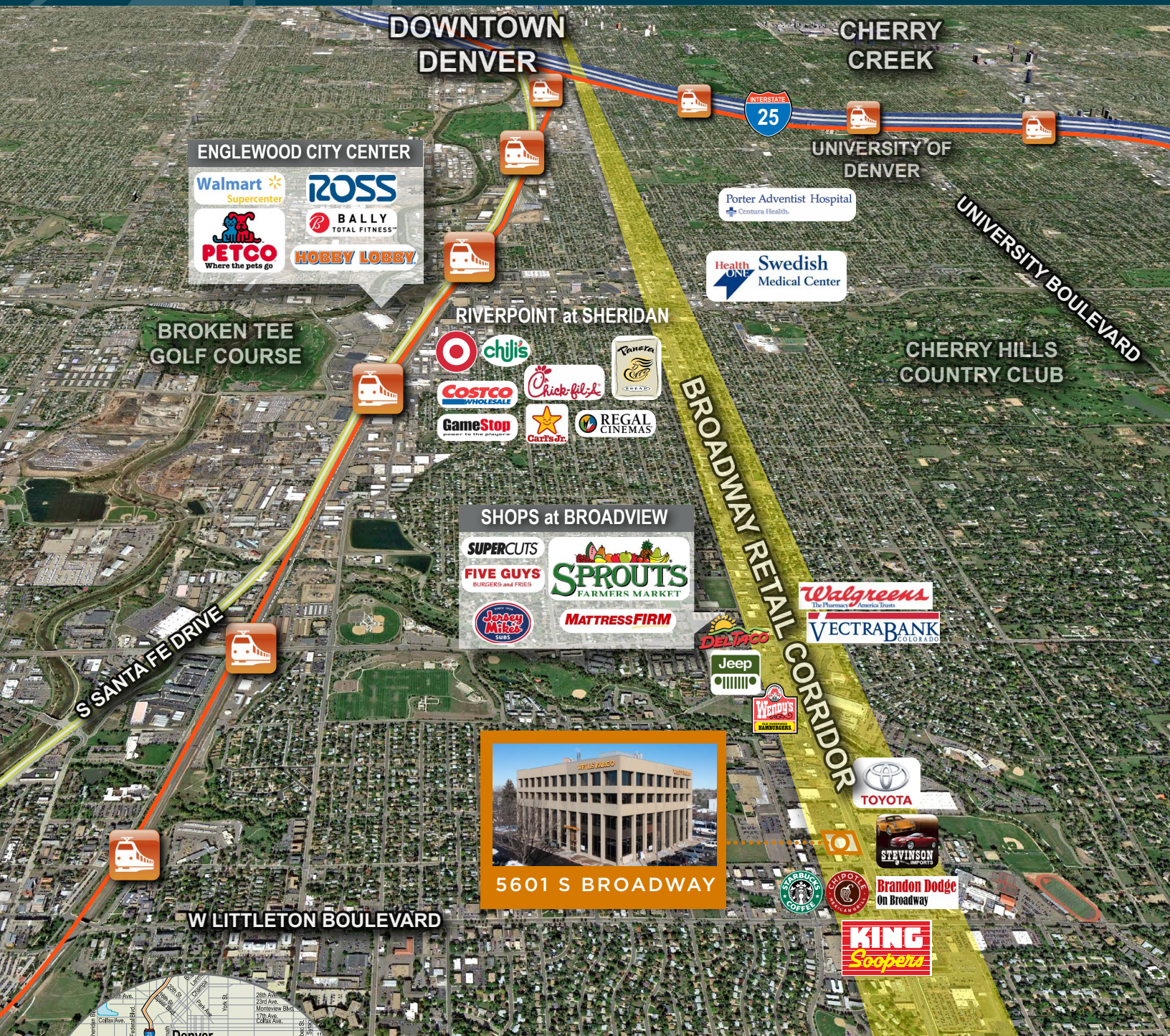
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