

**Available: 800 SF**  
**LEASE RATE: \$30.00 SF/YR (GROSS)**

**PROPERTY FEATURES**

- Built in 2021
- Ready for Immediate Move In
- Plenty of Parking in Private Parking Lot
- Amazing Patio on S. Broadway

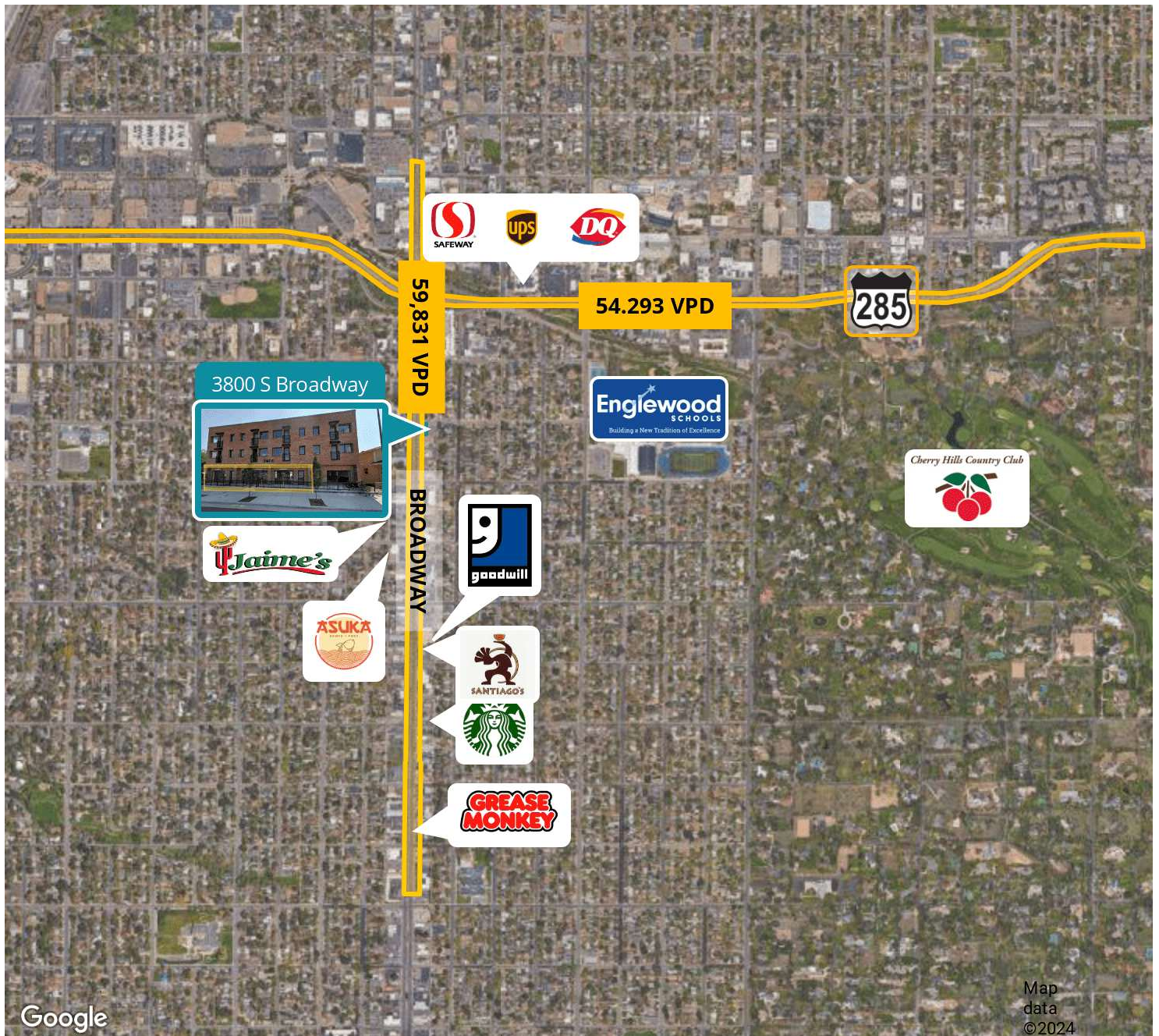
**PROPERTY/AREA DETAILS**

Located in Englewood, this exceptional property presents a prime investment opportunity for prospective retail / apartment building investors. Boasting a 10,613 SF building with 12 units, this modern structure was thoughtfully constructed in 2021. Zoned EB2, this property offers a versatile space perfectly suited for a range of office uses. The building's contemporary design, ample amenities, and strategic location make it an attractive option for investors seeking a lucrative addition to their portfolio. With its ideal size, recent construction, and strategic zoning, this property stands out as a compelling choice for investors looking to capitalize on the thriving Englewood market.

For more information, please contact:

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