

26-28

S. BROADWAY
DENVER, CO 80209

\$12/PSF (NNN)
LEASE RATE

3,066 - 6,132 SF
AVAILABLE SF



**NEWLY RENOVATED OFFICE/RETAIL
OPPORTUNITY**



**DENVER INFILL
SPECIALISTS**



TIM FINHOLM

EXECUTIVE VICE PRESIDENT

303.512.1161

tfinholm@uniqueprop.com

SAM LEGER

EXECUTIVE VICE PRESIDENT

303.512.1159

sleger@uniqueprop.com

KYLE VANCAMP

BROKER ASSOCIATE

303.512.2725

kvancamp@uniqueprop.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,066 SF - 6,132 SF
Lease Rate:	\$12/PSF (NNN)
NNN's:	\$6/PSF
Number Of Stories:	Two (2) Stories
On-Site Parking:	Four (4) Spaces
Water Tap Size:	3/4"
Zoning:	G-MS-5

PROPERTY OVERVIEW

Recently renovated mixed-use office/retail opportunity available for lease on South Broadway. The 2-story property offers flexibility for a tenant to lease out one or two floors, depending on the use, and square footage needed. Property features include a glass roll-up storefront door, separate entrances to the 2nd floor office space, plenty of natural light, along with off street parking.

The property is located on Broadway, in the high density Historic Baker neighborhood, which is surrounded by established retailers, restaurants, and antique shops. Due to the high volume of traffic counts and residents, this location is a great spot for walk-in traffic.

PROPERTY HIGHLIGHTS

- Renovated Office/Retail Opportunity
- New Mechanical Systems (2020)
- New Roof (2019)
- Broadway Signage Available
- Walk-in Traffic



Tim Finholm
Executive Vice President
303.512.1161
tfinholm@uniqueprop.com

Sam Leger
Executive Vice President
303.512.1159
sleger@uniqueprop.com

Kyle VanCamp
Broker Associate
303.512.2725
kvancamp@uniqueprop.com

ADDITIONAL PHOTOS



ADDITIONAL PARKING OPTIONS

