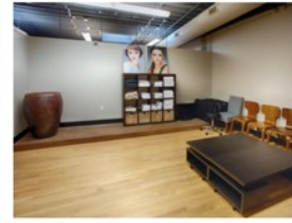
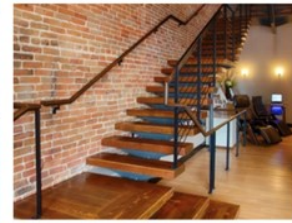
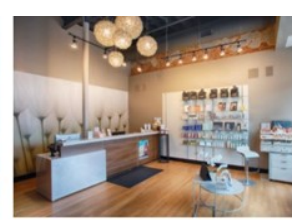


486 South Broadway
Denver, CO 80209

Lease Available

Beautiful, Manhattan Style Multi-Use Building Located in The Hottest Sector of South Broadway. The Property Can Fit The Needs of Many Different Uses From a Retail Boutique, Spa/Massage/Yoga/Fitness Studio to a Private Office Setting. The 2nd Floor Consists of Six Offices/Treatment Rooms and Restroom. The First Floor Provides a Very Desirable Layout With Retail Frontage, 4 Private Offices/Treatment Rooms and Large Open Bullpen Space for Work Stations or Fitness Type uses and Restroom. Ample Free Street Parking. Tons of Mixed-Use Development Projects in Motion Due to Demand For The Area and Exposure it Provides.



Space Profile:

Total RSF Available - 4,115 RSF

Divisible - Entire Space or Optional:
1st Floor - 2,865 SF

2nd Floor - 1,250 SF Rental

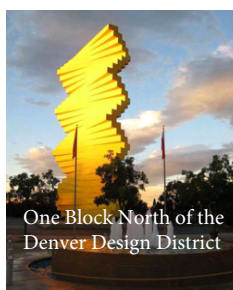
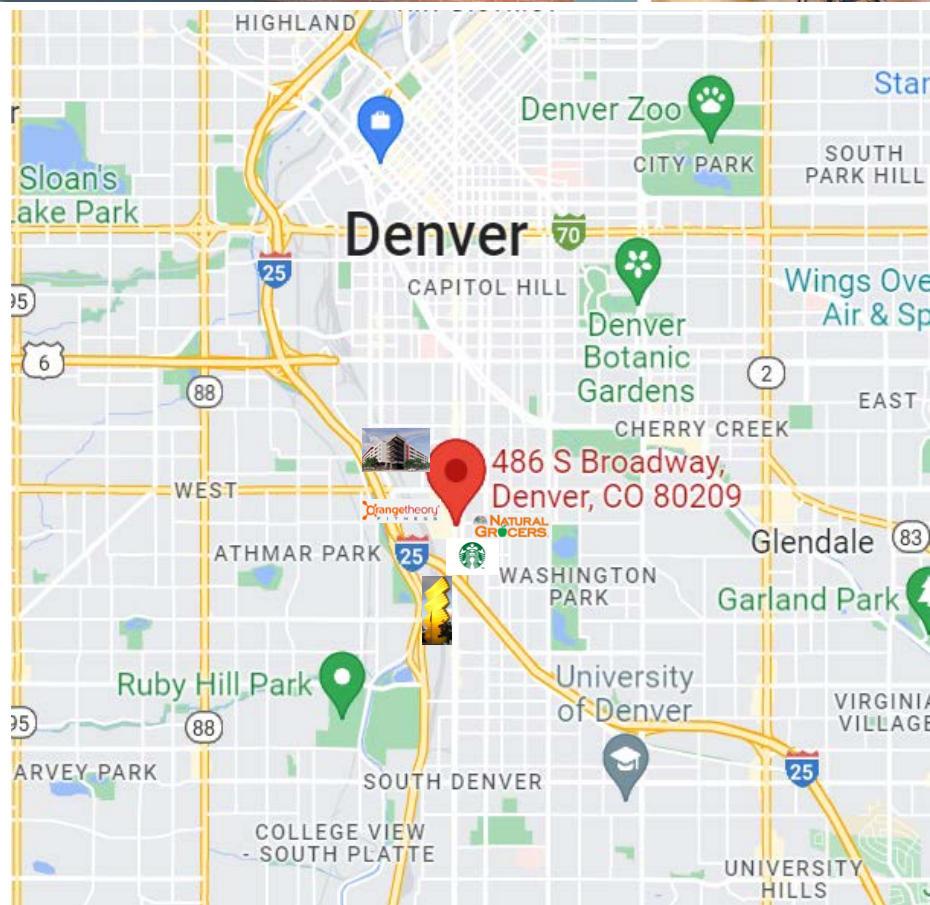
Rate - \$32/SF NNN Available -
Immediately

**Private 2 car garage for receiving
pallets or for vehicles.

Zoning U-MS-3

Features:

- 2nd Floor - 6 private treatment rooms/offices with restroom and outside deck for exclusive use.
- 1st Floor - Large open retail or welcoming reception area with retail counter, 4 offices/treatment rooms, open bullpen space, restroom and attached two car private garage/shipping area.
- 1 Block from the Denver Design Center, across from the Alameda light rail station, adjacent to a 3-story restaurant with rooftop bar opening December '22, luxury apartments within walking distance plus tons of additional amenities up and down Broadway within a few blocks of the property.
- Space provides the opportunity for many different uses depending on the need for retail storefront, open workspace concept, or private office settings.



For More Information:

Tom Nguyen - Owner/Landlord

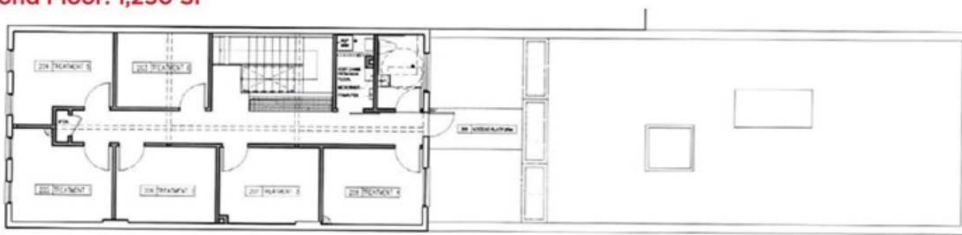
720.320.1736

colorado.sherpa@gmail.com

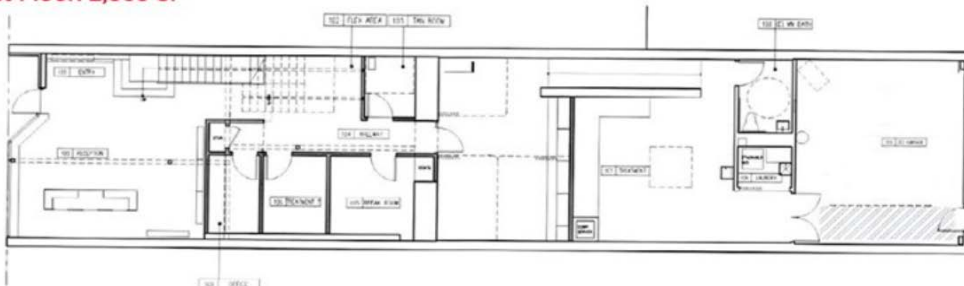




Second Floor: 1,250 SF



First Floor: 2,865 SF



Traffic Counts

Esri, 2017

Intersection	Vehicles Per Day
South Broadway and East Center Avenue	26,917
South Broadway and West Alameda Avenue	35,302
South Lincoln Street and East Center Drive	28,046



For More Information:
Tom Nguyen - Owner/Landlord
720.320.1736
colorado.sherpa@gmail.com