

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

MIDTOWN OFFICE SPACE FOR LEASE

511 Broadway, Denver, Colorado 80203



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19,000 SF of office space in the heart of the historic Baker Neighborhood. The building was completely renovated in 2007 and includes a 3-wall green screen with 20'x30' sound stage (with attached master control room), dedicated IT server room, 500 gallon custom fish tank and an underground parking garage that offers 17 parking spaces. There is also an adjacent, private 40-space surface lot. The interior features exposed brick walls, 14' structural wood ceilings, and the original hardwood floors. The Main Floor includes a reception area, large conference room, 28 work stations, 23 private offices, and a large kitchen. The 2nd floor mezzanine overlooking the main level includes 6 private offices as well as a break room. The building includes restrooms on each level including a men's and women's locker room with showers on the lower level. Great building exposure from Broadway with approx. 26,000 vehicles per day passing in front of the building.

FOR LEASE:
\$25.00 - \$27.00/SF NNN
NNN's estimated at \$7.85/SF

Fuller Real Estate
(303) 534-4822

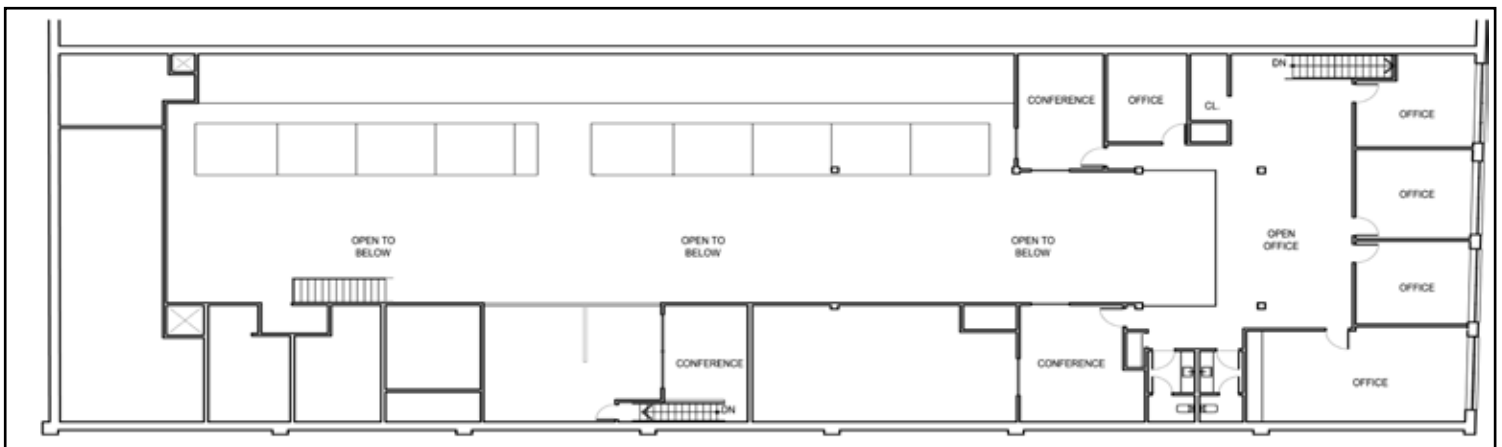
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MAIN FLOOR



MEZZANINE



LOWER LEVEL

