

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

OFFICE SPACE FOR LEASE

1212 S. Broadway, Denver, CO 80210



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Suite 220

Size:	1,324± SF
Parking:	Includes Two Interior, Reserved Spaces
Features:	4 Interior offices, waiting room, small kitchenette/cabinets

LEASE RATE: \$24.00/SF FSG

Suite 250

Size:	3,753± SF
Parking:	Includes Four Interior, Reserved Spaces, and Four Exterior Spaces
Features:	6 Interior offices, conference room, kitchen, & large open area ready for build-out

This 16,706± SF office building is in a great location not far from Downtown or Cherry Creek and offers access to I-25 and the RTD I-25 & Broadway Light Rail Station. This area of South Broadway is full of redevelopment, restaurants, retail amenities and excitement. Also close by are the South Pearl and South Gaylord retail districts that include ample restaurants and shopping. Walking distance to RTD Light Rail. Suites delivered with new paint and carpet. Both suites are move-in ready and turn-key. Build-outs available.

Special features:

Dogs allowed, on-site owner/property management and **indoor, secured parking spots at no charge;**

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