

FOR LEASE OFFICE SPACE WITH RETAIL FRONTAGE

South Broadway Signage Exposure 43,800 Cars per Day



3741 - 3751 S. Broadway, Englewood CO 80113

Size: 1,020 - 6,084/SF
Rate: \$14.00/SF/Year NNN
NNN Expenses: estimated at \$6.57/SF/Year
Parking: 21 surface lot spaces, street parking
Zoning: MU-B2

Features:

- Monument signage on South Broadway
- Private outside entrance
- Private rest rooms
- 50,000 + households within 3 miles
- 16,000 + population within 1 mile
- Brand New Roof and HVAC units
- Newly painted exterior
- 1/2 block from the 321 unit, Bell Cherry Hills Apartment Community
- Only 5 minutes (.9 miles) to Swedish Medical Center and Craig Hospital

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
S. Broadway	W. Jefferson	37,555
E. Jefferson	S. Broadway	62,576
E. Jefferson	Hampden Ave.	62,291

Source: CoStar



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COMMERCIAL OFFICE SPACE FOR LEASE



OFFICE/RETAIL FOR LEASE
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