

OFFICE FOR LEASE

3141-3149 S BROADWAY



COLOROSA COMMERCIAL PROPERTIES



3141-9 S. BROADWAY

ENGLEWOOD, CO 80113

PRESENTED BY:



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BUILDING OVERVIEW

Spaces Available

3141 A: 1332sf

3141 B: 1918sf

3141 A+B: 3250sf Contiguous

3149 II: 840sf

Lease Rate \$24MG

Tenants are additionally responsible for prorata utilities and in-suite cleaning. Operating expenses included as 2019 base year

Renovated 2014

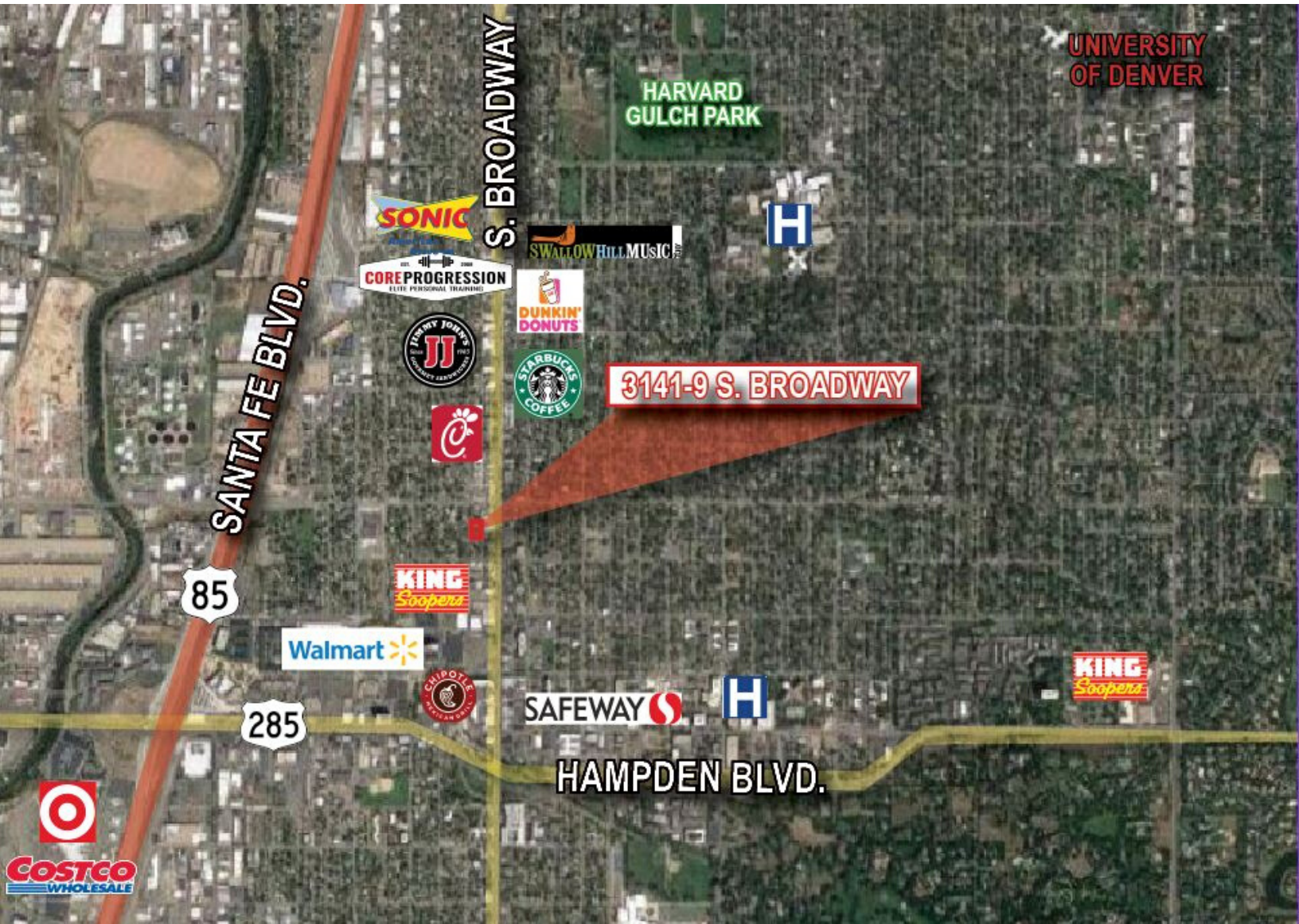
Parking 1.7 :1000sf



PROPERTY HIGHLIGHTS

- Easy access to Hampden, Santa Fe Drive
- Rare Parking - 16 spaces in rear lot
- Recent capital improvements include new roof, parking lot, exterior lighting, HVAC units, and unit upgrades such as carpet, interior lighting and skylights

LOCATION OVERVIEW



Downtown Access:

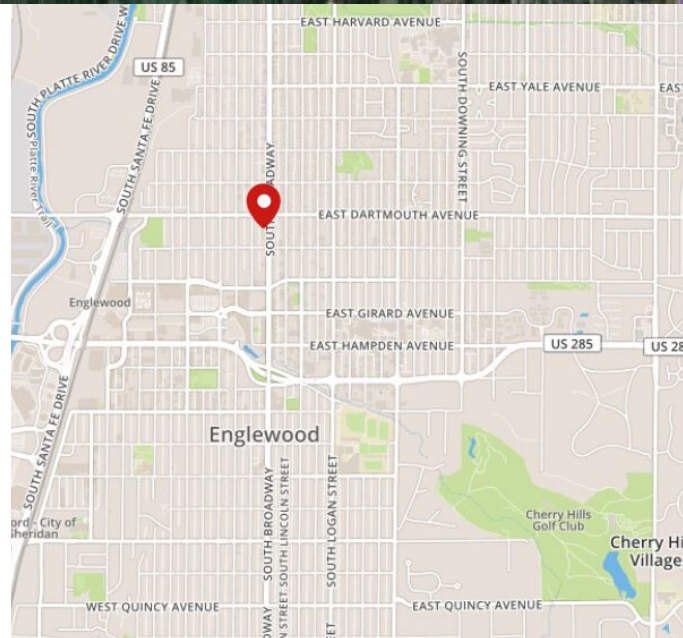
- 15-minute Drive to Downtown Denver
- 6-minute Drive to I-25
- 3-minute Drive to US 85 and US 285

Walking/Bike Access:

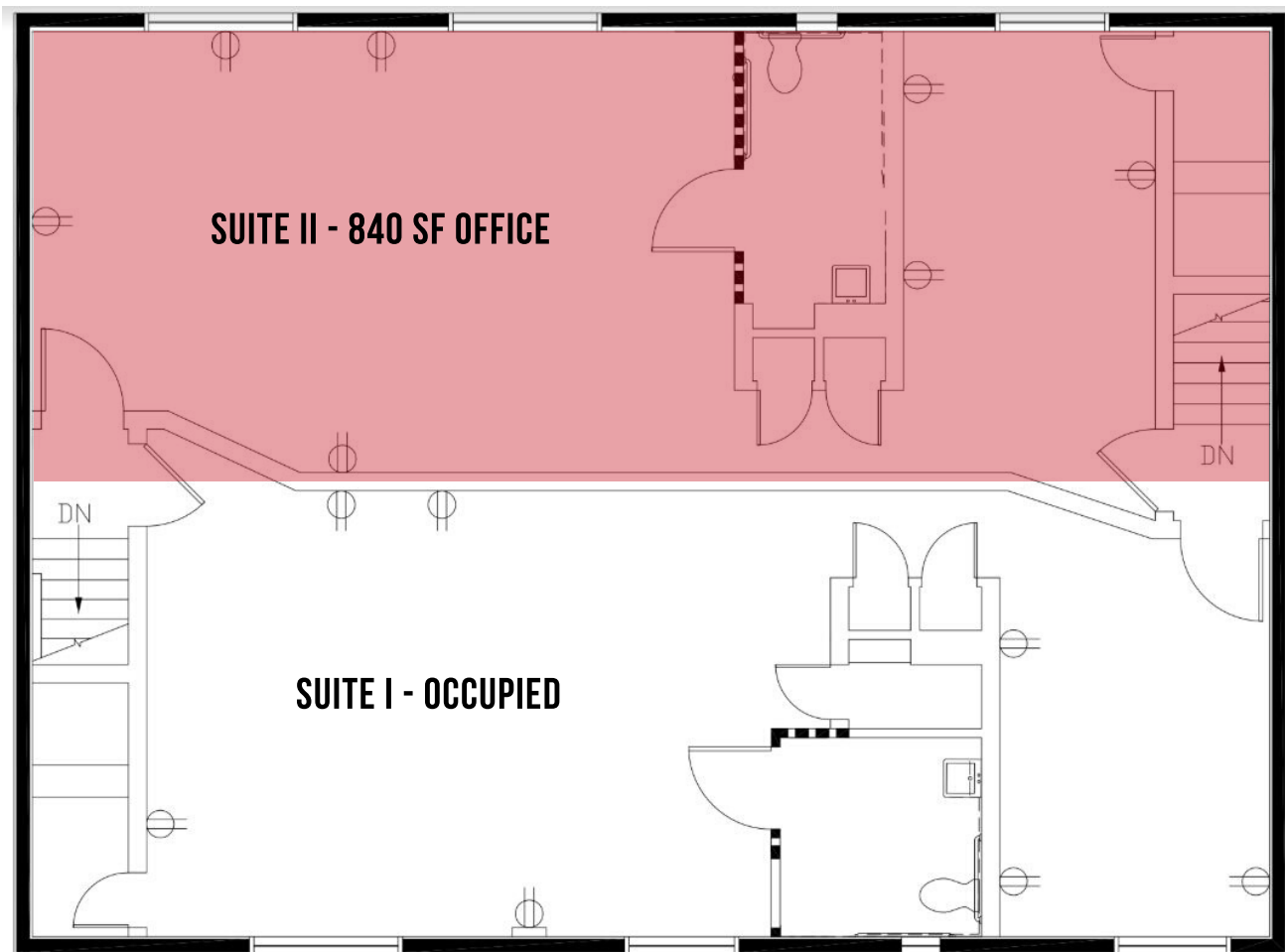
- 3-minute walk to Englewood restaurants and retail
- 5-minute bike ride to Harvard Gulch Park
- 8-minute bike ride to South Platte River Trail

WALK SCORE
83

BIKE SCORE
61



SUITE II - 840 SF



FEATURES

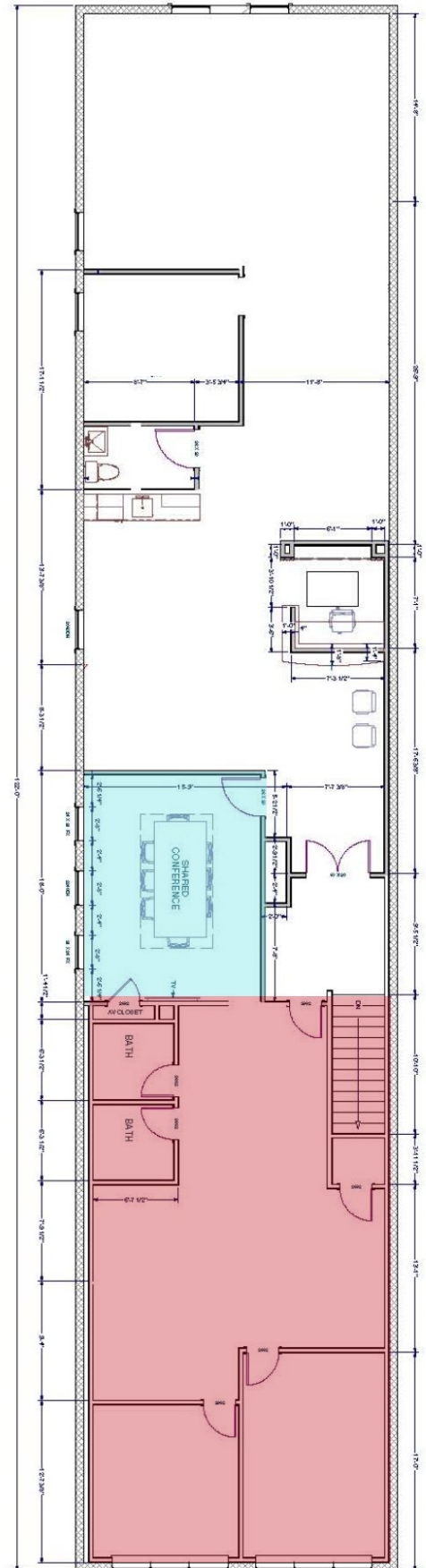
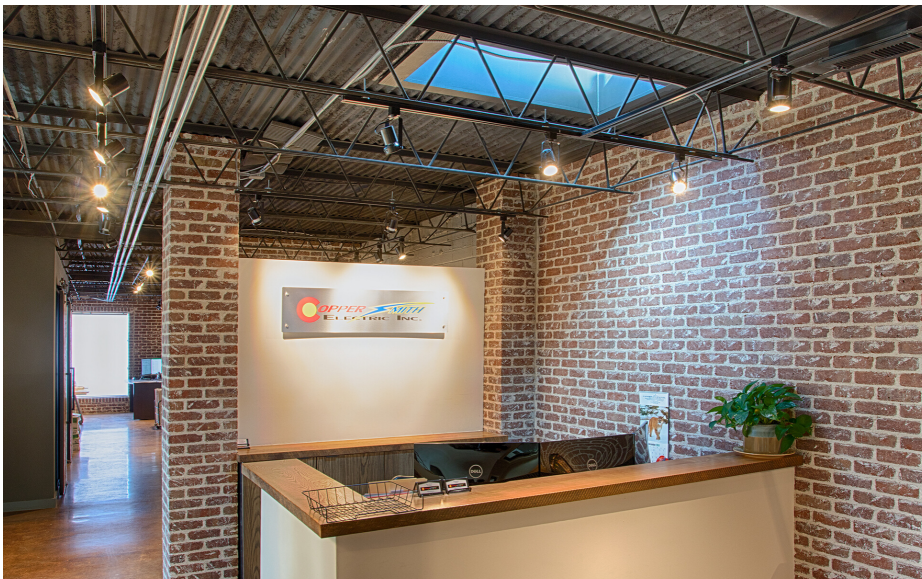
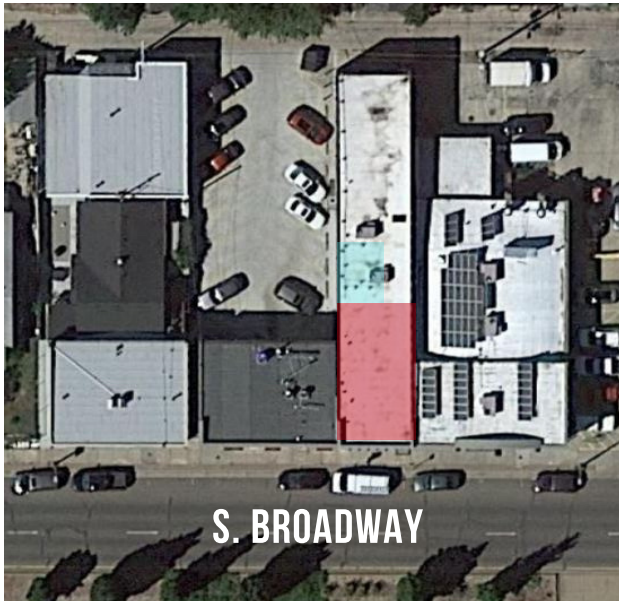
- 840 SF office with private restroom
- Parking in rear lot
- Available for immediate occupancy
- Renovated 2014



SUITE A - 1,332 SF OFFICE

FEATURES

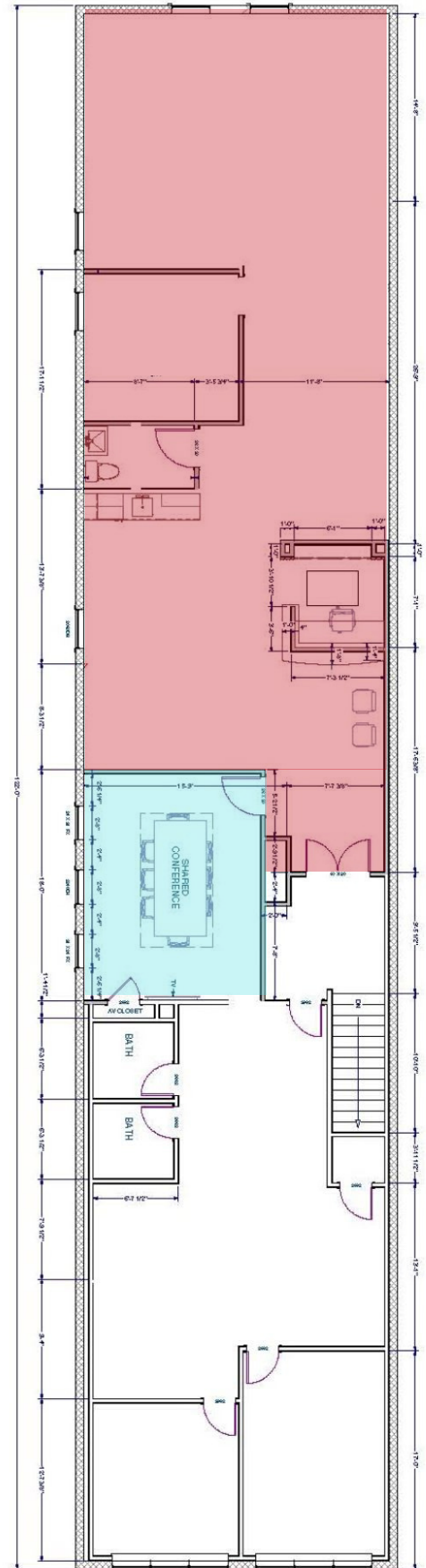
- 1,332 SF office
- 2 large private offices
- 2 restrooms
- Potential shared conference room with Suite B
- Parking in rear lot
- Available for immediate occupancy
- Renovated 2014



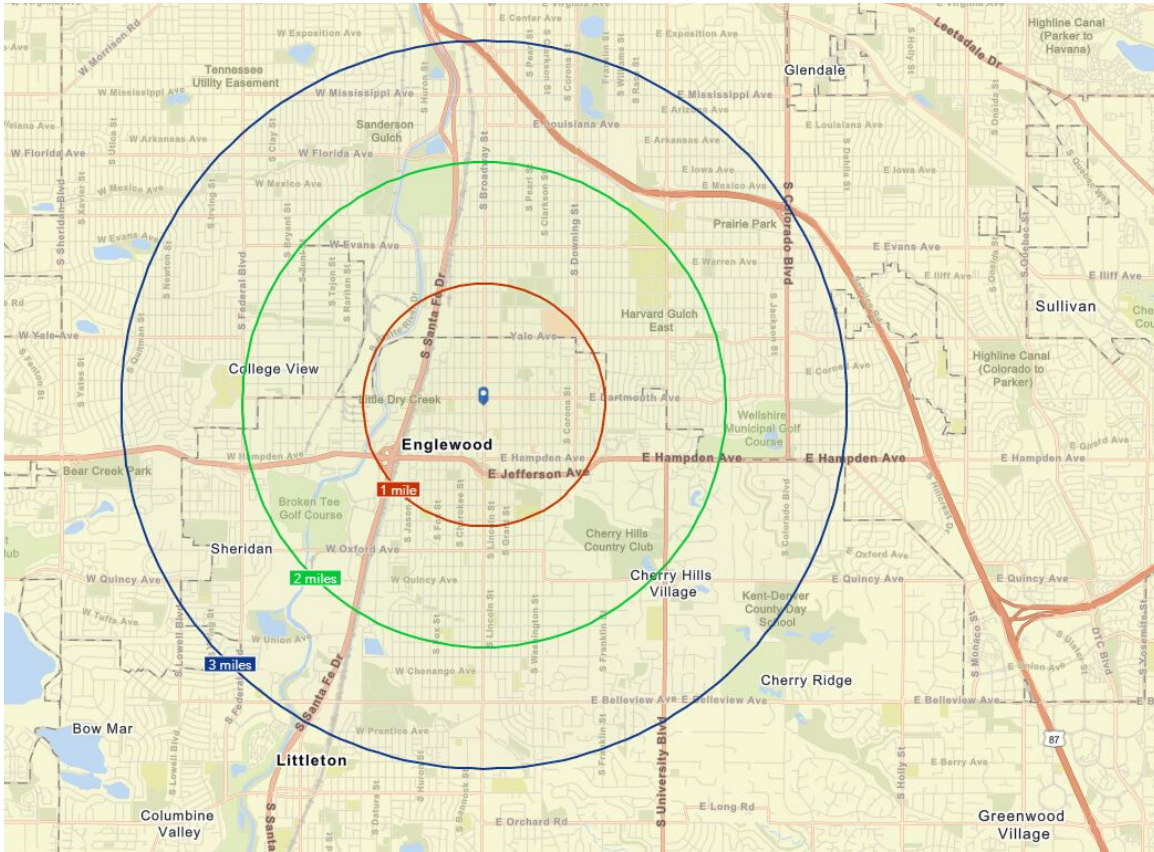
SUITE B - 1,918 SF OFFICE

FEATURES

- 1,918 SF office with private restroom
- 2 private offices with open bullpen
- Potential shared conference room with Suite B
- Parking in rear lot
- Available for immediate occupancy



DEMOGRAPHICS



	1 mile	2 miles	3 miles
Population			
2000 Population	15,684	50,184	115,871
2010 Population	15,157	50,043	117,398
2019 Population	17,213	57,185	132,540
2024 Population	18,570	61,518	142,740
Median Household Income			
2019 Median Household Income	\$54,956	\$64,013	\$64,234
2024 Median Household Income	\$63,552	\$76,276	\$75,984
2019-2024 Annual Rate	2.95%	3.57%	3.42%
Average Household Income			
2019 Average Household Income	\$75,197	\$97,385	\$99,379
2024 Average Household Income	\$89,019	\$113,374	\$114,183
2019-2024 Annual Rate	3.43%	3.09%	2.82%

Source: U.S. Census Bureau. Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

LEASING CONTACTS:

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