

# Office For Lease

3141 S Broadway, Suite B, Englewood, CO 80113



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**For Lease: \$22.50/SF MG**

## PROPERTY OVERVIEW

**Available:** Suite B: 1,925± SF

**YOC / Renovation:** 1950 / 2014

**Parking:** 1.7:1,000 SF

**Lease Rate:** \$22.50/SF Modified Gross\*

\*Tenants are additionally responsible for prorata utilities and in-suite cleaning.

**Walking/Bike Access:**

3-min Walk to Englewood restaurants and retail

5-min Bike Ride to Harvard Gulch Park

8-min Bike Ride to South Platte River Trail

## PROPERTY HIGHLIGHTS

- Easy Access to Hampden Ave and Santa Fe Drive
- Rare Parking - 16 Spaces in Rear Lot
- Recent capital improvements include; New Roof, Parking Lot, Exterior Lighting, and HVAC Units
- Unit upgrades such as; Carpet, Interior Lighting and Skylights
- Private Restroom
- Large Conference Room
- Available for Immediate Occupancy

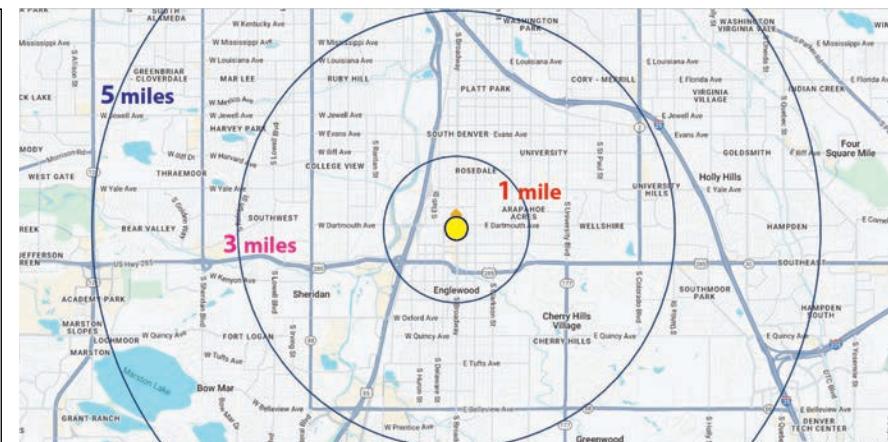
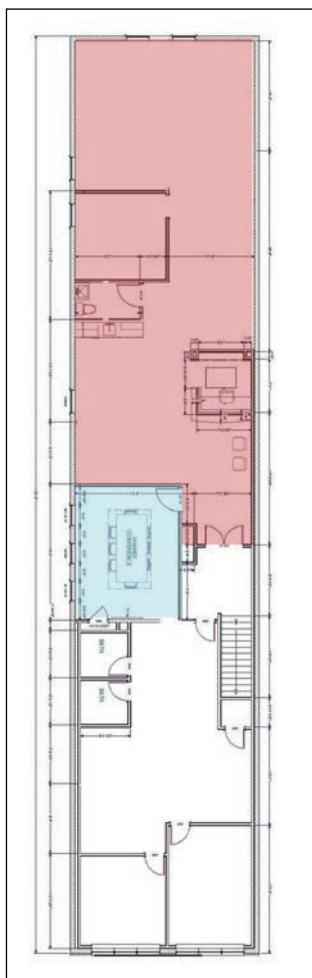
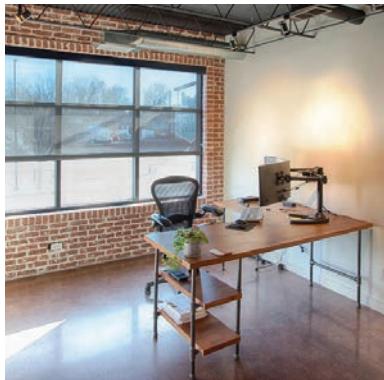
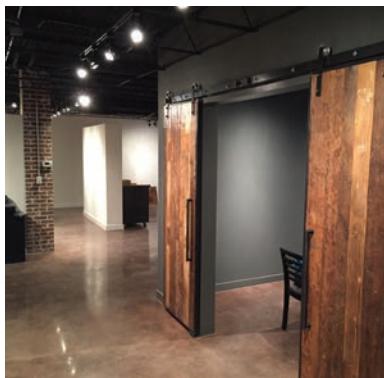
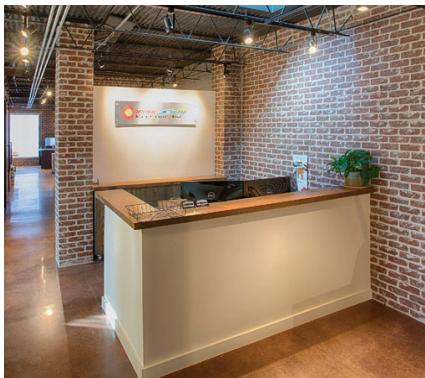
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**Brokerage Disclosure  
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**WalkScore: 83**  
**Bike Score: 61**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,038	126,354	380,901
Households	9,223	53,476	167,754
Median HH Income	\$65,385	\$79,351	\$82,177
Median Age	38.20	36.90	38.00
Traffic	12,494 vpd - W Dartmouth Ave @ S Broadway (2025)		

Source: CoStar 2024