

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Office For Lease

3141 S Broadway, Suite B, Englewood, CO 80113



For Lease: \$22.50/SF MG

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

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.

- 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

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

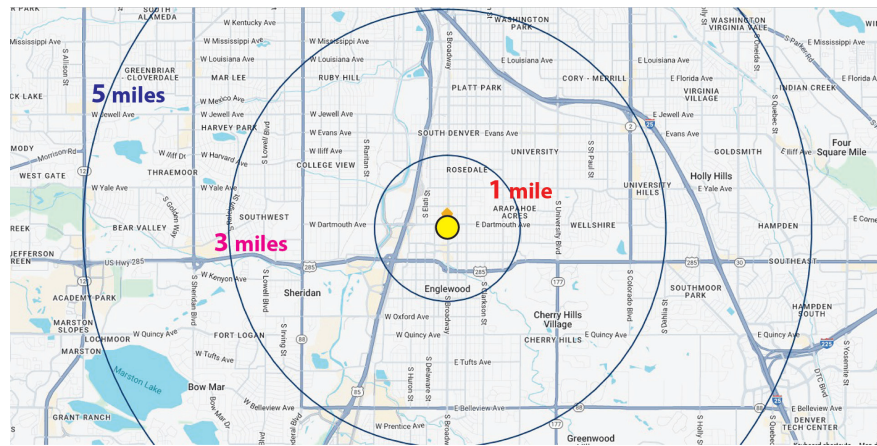
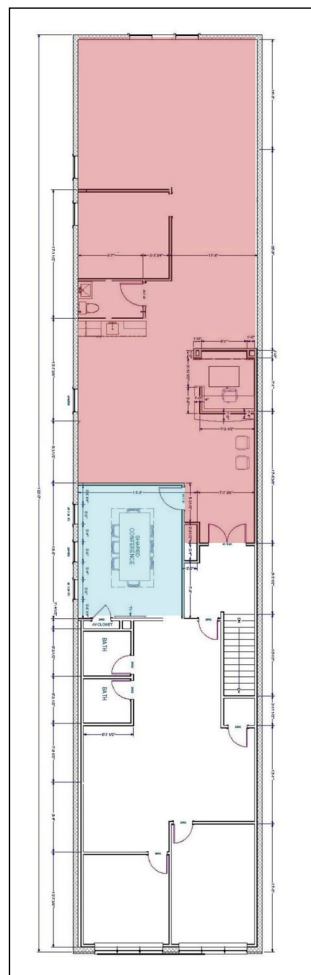
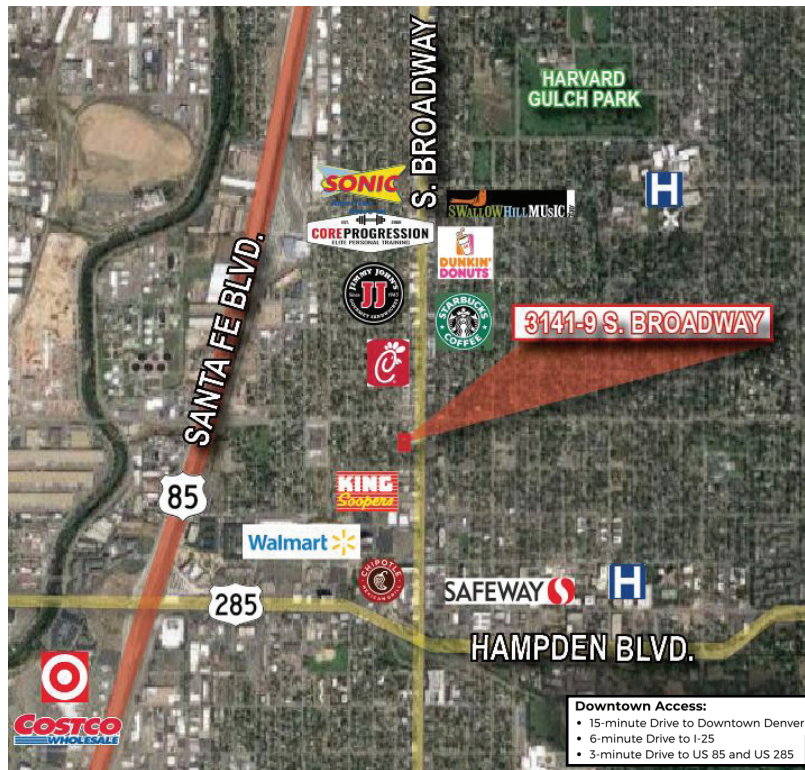
Walk Score: 83
Bike Score: 61

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

Rachel Colorosa, CCIM
(303) 886-8154 mobile
RColorosa@FullerRE.com

Zach Schuchman
(317) 389-0533 mobile
ZSchuchman@FullerRE.com



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