

Office For Lease

3141 S Broadway, Suite B, Englewood, CO 80113



www.FullerRE.com



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.

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

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

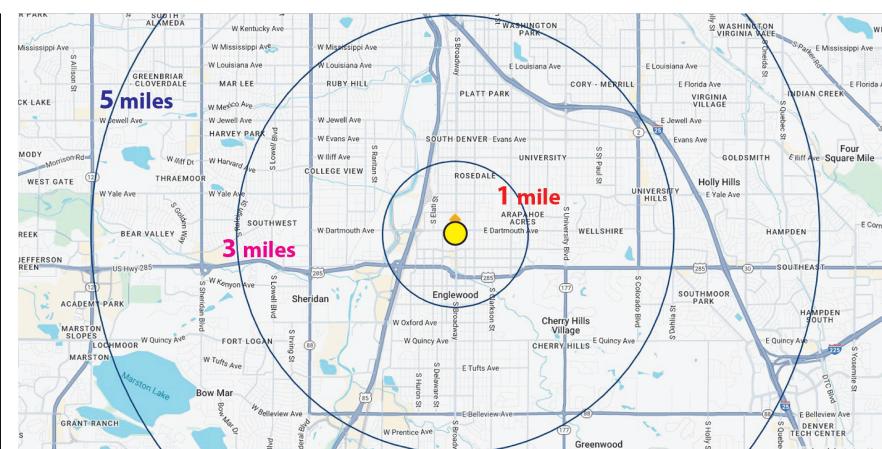
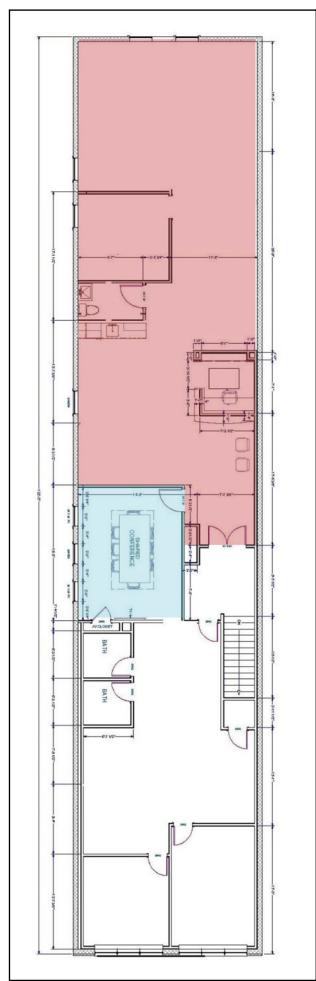
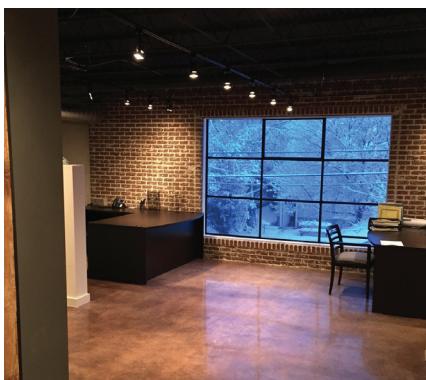
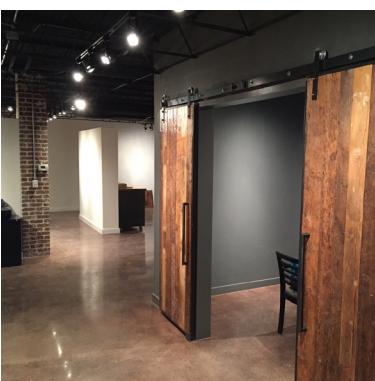
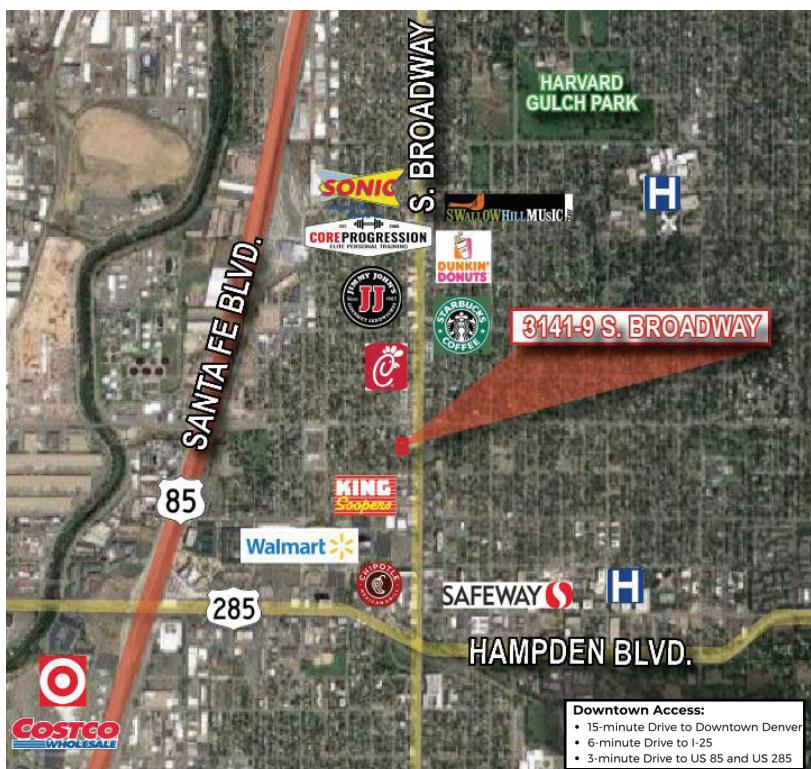
Walk Score: 83
 Bike Score: 61

Fuller Real Estate
 (303) 534-4822

**Brokerage Disclosure
 to Buyer**

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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