

OFFICE SPACE FOR LEASE

# 1212 S BROADWAY

DENVER · CO



navpoint  
REAL ESTATE GROUP



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# Property Overview

## 1212 S BROADWAY

**Property Address** 1212 South Broadway,  
Denver, CO, USA

**Property Type** Office

**Lease Rate** \$21.50/SF/FSG

**Suite Size** Suite 100: 6,757 SF  
**Size** Suite 220: 1,324 SF

**Year Built** 2001

**Parking Ratio** 3.00/1000SF

Click [here](#) to watch a walkthrough of suite 100.

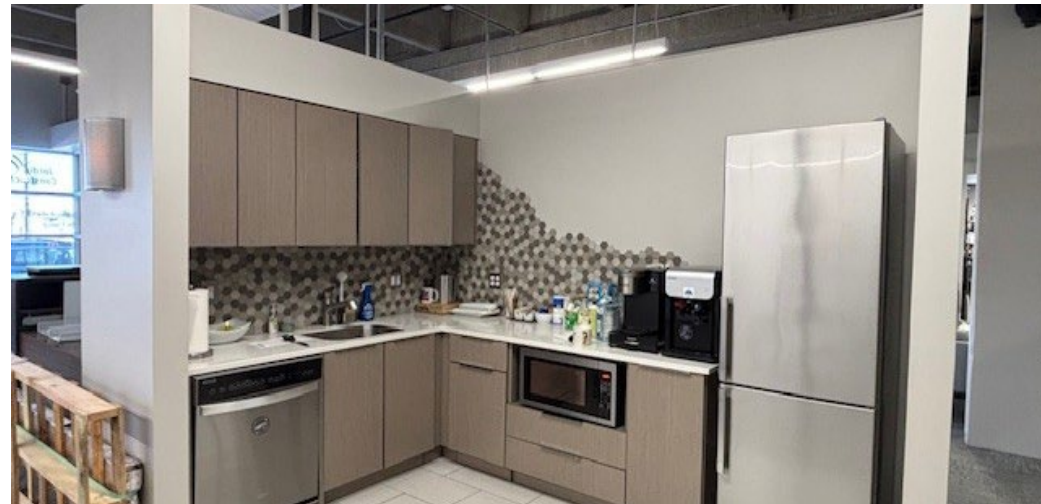
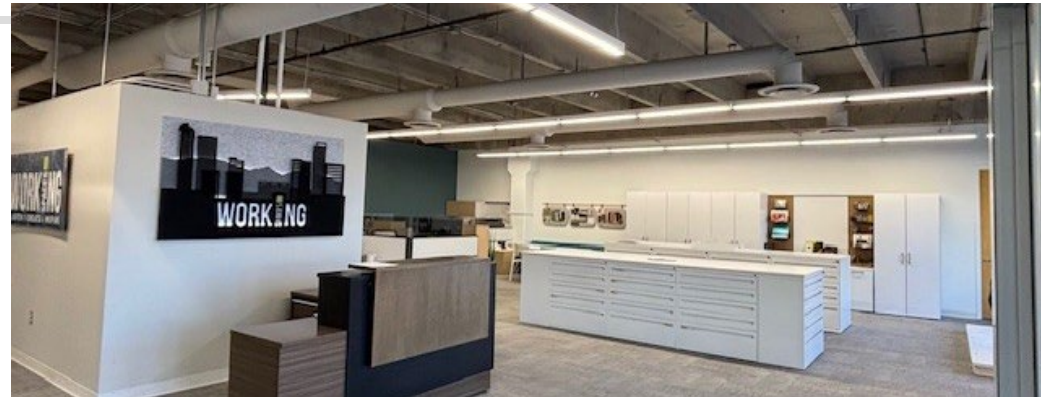
Click [here](#) to watch a walkthrough of suite 220.

## DESCRIPTIONS

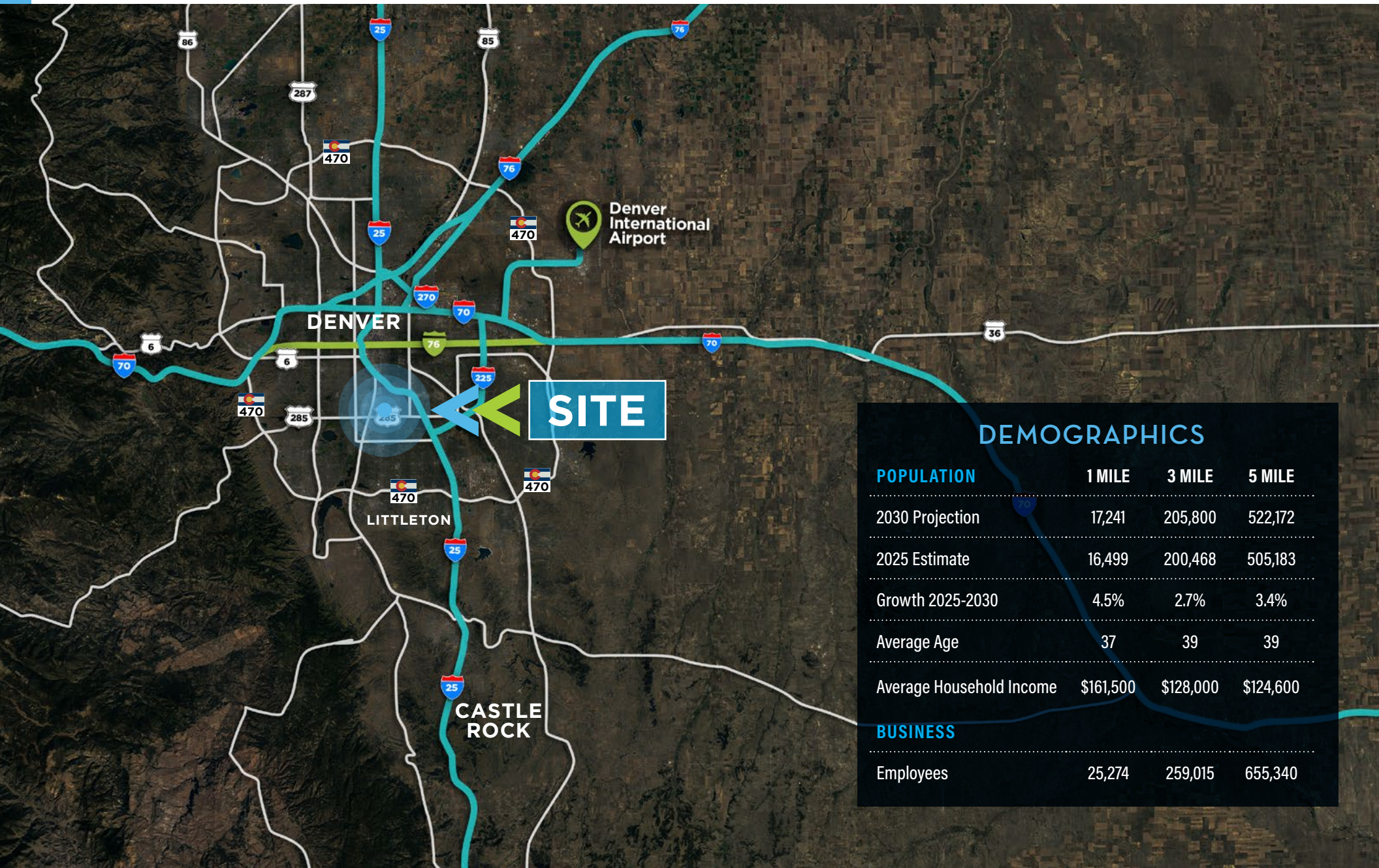
- Garaged parking spaces included
- Owner occupied buildings
- Superior Ownership and Management



# Property Photos

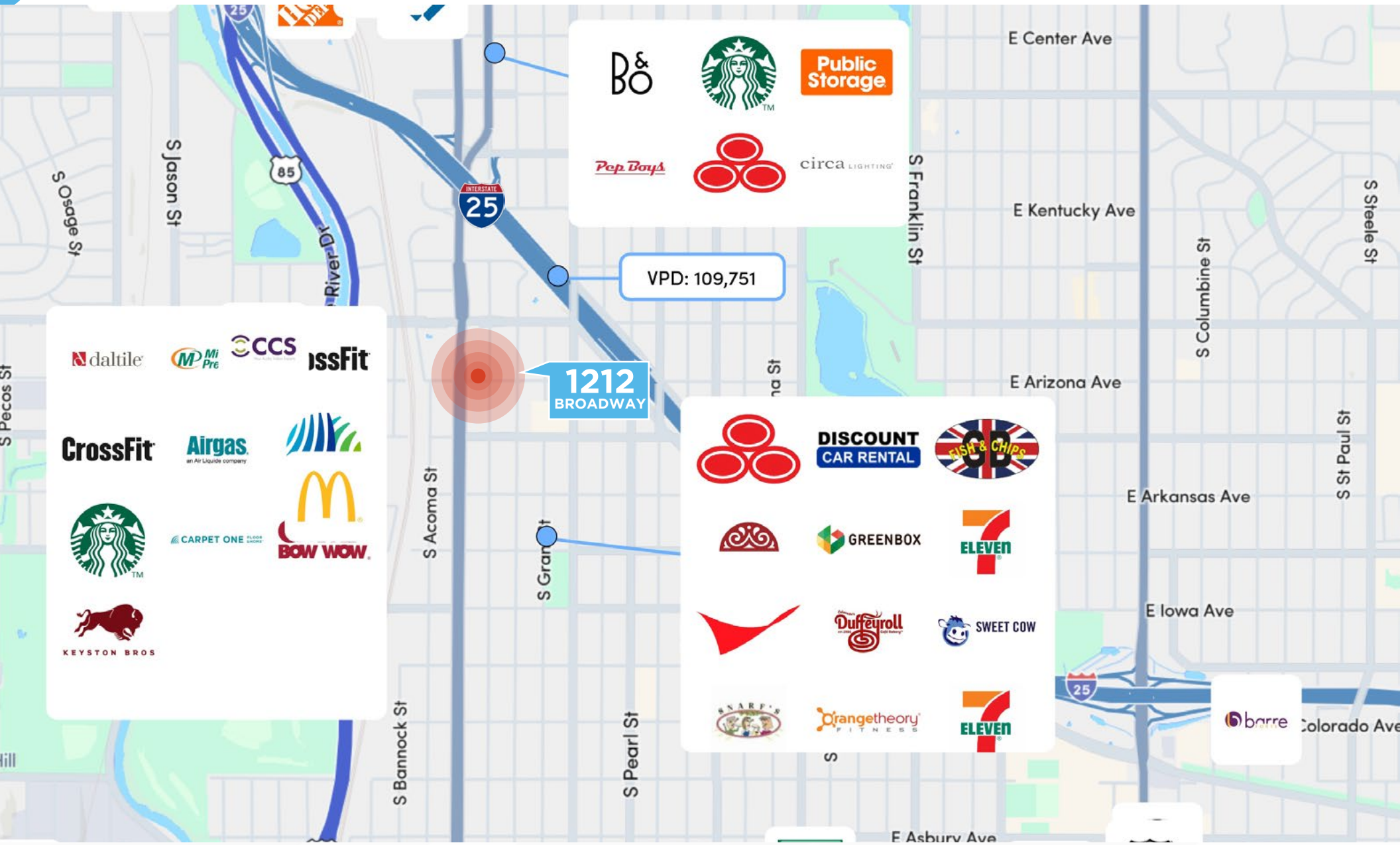


# Location Overview



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	17,241	205,800	522,172
2025 Estimate	16,499	200,468	505,183
Growth 2025-2030	4.5%	2.7%	3.4%
Average Age	37	39	39
Average Household Income	\$161,500	\$128,000	\$124,600
BUSINESS			
Employees	25,274	259,015	655,340

# Nearby Retail



Callout box containing logos for B&B, Starbucks, Public Storage, Pep Boys, and circa LIGHTING.

VPD: 109,751

1212 BROADWAY

Callout box containing logos for daltille, CCS, issFit, CrossFit, Airgas, STARBUCKS, CARPET ONE FLOOR CARE, BOW WOW, and KEYSTON BROS.

Callout box containing logos for DISCOUNT CAR RENTAL, FISH & CHIPS, GREENBOX, ELEVEN, Duffeyroll, SWEET COW, and Orangetheory FITNESS.

Callout box containing logo for barre.

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**WORKING SPACES**  
LISTEN · CREATE · INSPIRE

Judy  
Entrepreneurship

DTC

## Contact

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