



FREE RENT AVAILABLE!

LEASE
6401 Broadway
UNITS D, Q & U
Denver, CO 80221

PRESENTED BY:

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CO #FA.100019516



PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE UNIT:	Unit D: 1,920 SF
	Unit Q: 1,937 SF
	Unit U: 2,056 SF
LEASE RATE:	\$10.95 SF/yr (NNN)
LOT SIZE:	2.35 Acres
YEAR BUILT:	1984
BUILDING SIZE:	43,055 SF
ZONING:	I-2 Adams County
LOADING:	10'x10' Drive In Doors

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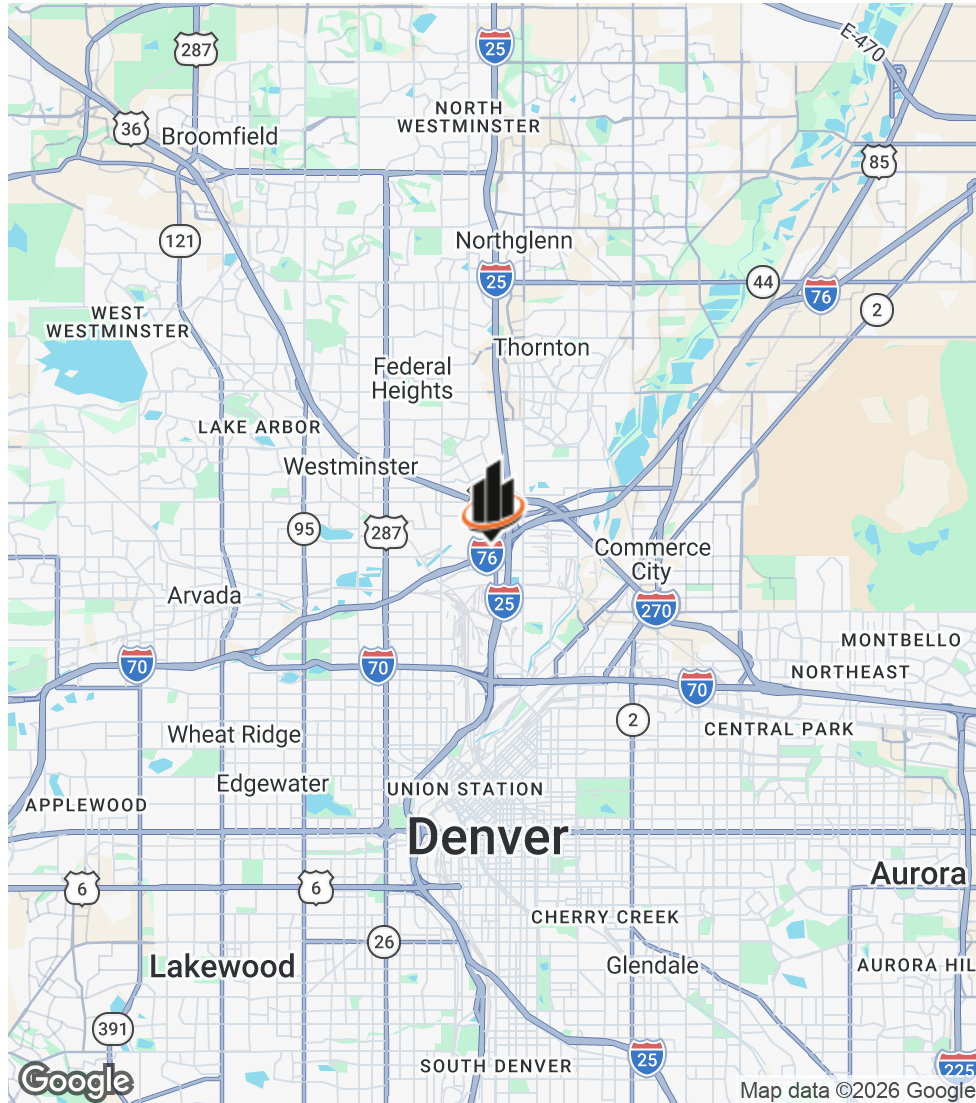
PROPERTY DESCRIPTION

This well maintained property is located near I-76 and Broadway. Each unit has drive in loading and 10-40% office build out. Located in un-incorporated Adams County, businesses can save money with lower taxes and fewer regulations compared to Denver.

PROPERTY HIGHLIGHTS

- FREE RENT AVAILABLE | Local, Responsive Ownership
- Prime Location | Central with Direct Access to I-25 & 58th Ave
- Unincorporated Adams County | Lower Sales Tax Advantage
- Flexible Growth Potential | Ability to Expand into Additional Space
- Efficient Building | 2.74/1,000 SF Parking | Well-Insulated for Low Energy Costs

LOCATION MAP



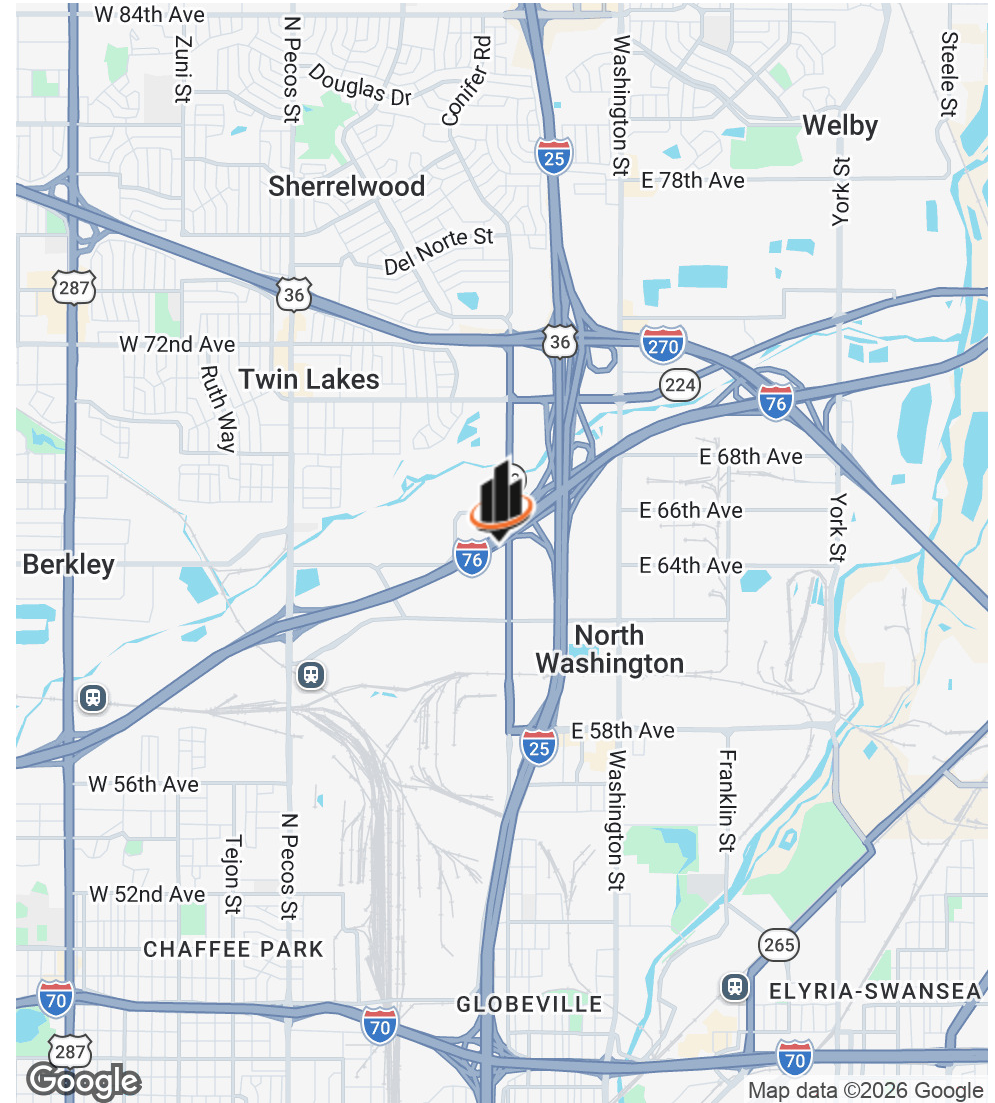
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6401 BROADWAY | Denver, CO 80221



SVN | DENVER COMMERCIAL 3

AERIAL | I-76 PROXIMITY



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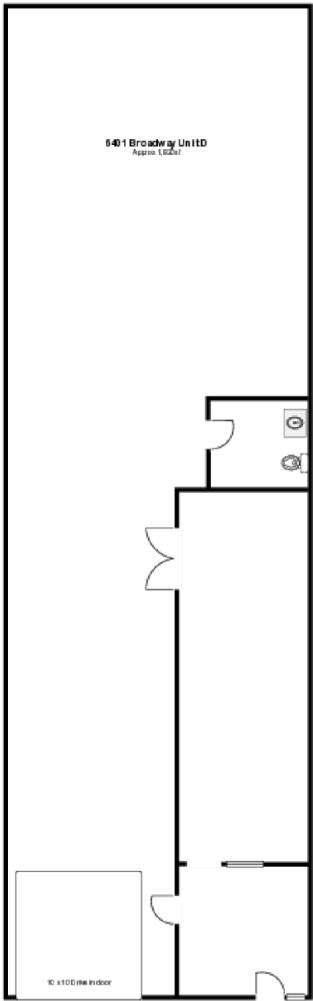
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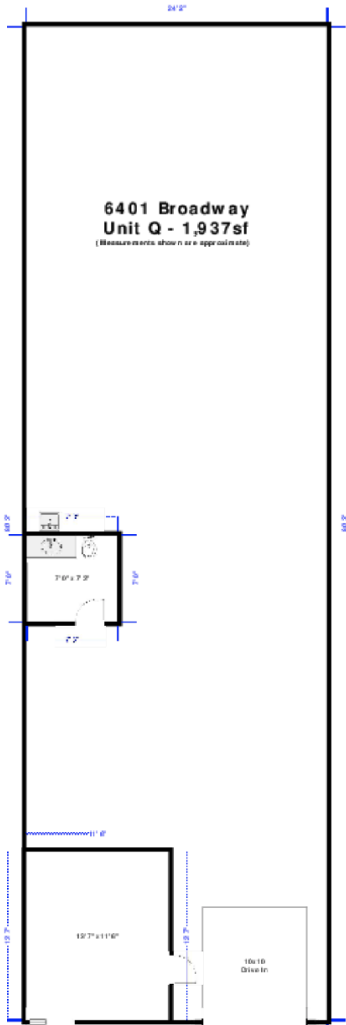
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FLOOR PLANS



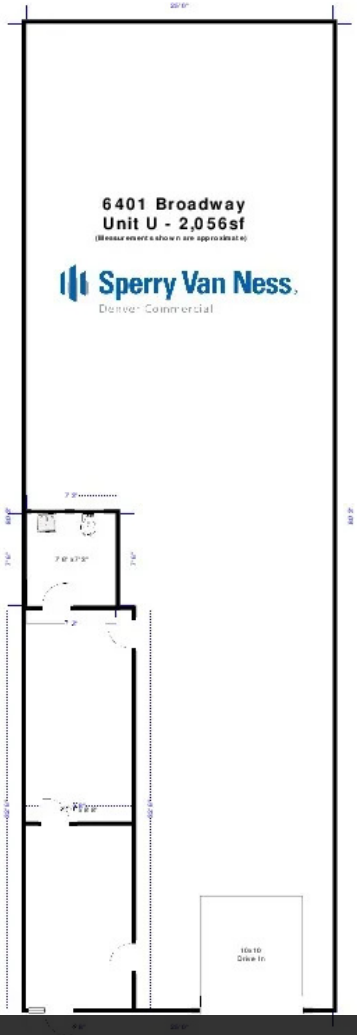
Unit D



Unit Q

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FLOOR PLANS



Unit U

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