

FOR LEASE

3473 S BROADWAY, ENGLEWOOD, CO 80113



PROPERTY OVERVIEW

BUILDING TYPE:	OFFICE/RETAIL
TOTAL BUILDING SIZE:	12,875 SF
AVAILABLE FOR LEASE:	7,030 SF (DIVISIBLE)
LOT SIZE:	6,250 SF
LEASE RATE:	CONTACT BROKER FOR PRICE
YOC:	1932 / RENOVATED 2020
CONSTRUCTION TYPE:	MASONRY

PROPERTY HIGHLIGHTS

- Fully renovated in 2020, including a new TPO roof, mostly new HVAC units, and updated building systems throughout
- Original white oak hardwood floors, high ceilings with exposed beams, and original brick — a distinctive modern-industrial aesthetic
- Flexible floorplan with open bullpen space, conference rooms, private offices, kitchen & restrooms
- Excellent curb appeal with expansive storefront windows along South Broadway offering high visibility and abundant natural light
- Off-street public parking lots and unmetered street parking available; located near Downtown Denver and Denver Tech Center
- Fully sprinklered with a 6" water tap, providing strong fire suppression and water service capacity

FOR MORE INFORMATION, PLEASE CONTACT

PETER SENGLMANN

VICE PRESIDENT

303.962.9552

PSENGLMANN@PINNACLERA.COM

HAYLEY KONOWALCHUK

ASSOCIATE ADVISOR

303.228.1612

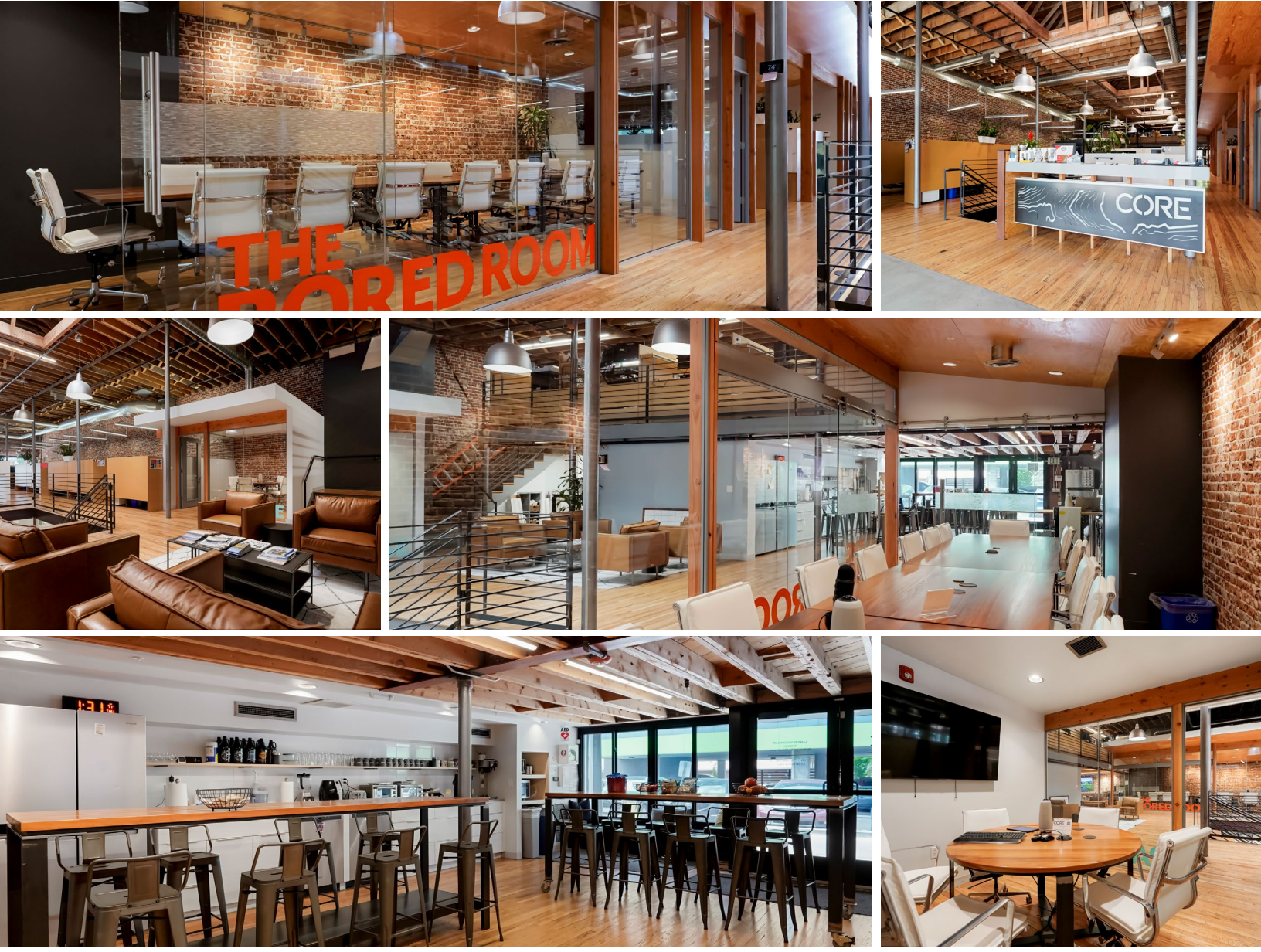
HKONOWALCHUK@PINNACLERA.COM

EXECUTIVE SUMMARY

Located along the high-visibility South Broadway corridor in Englewood, CO, 3473 S Broadway is a 12,875 SF office building that seamlessly blends historic character with modern functionality. Originally constructed in 1932 and extensively renovated in 2020, this distinctive masonry building has been thoughtfully restored to honor its architectural roots while meeting the demands of today's tenants.

Inside, original white oak hardwood floors, exposed brick, and soaring beam-lined ceilings create a compelling modern-industrial aesthetic that sets the property apart. The building spans three levels — basement, street level, and a mezzanine — offering flexible layout options to suit a variety of uses.

Now available for lease. Contact the broker for sizing and pricing details.



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POPULATION	1 MILE	5 MILES	10 MILES
2020 POPULATION	18,253	372,056	1,426,855
2025 POPULATION	19,083	374,589	1,454,314
2030 POPULATION PROJECTION	19,512	381,032	1,484,439
ANNUAL GROWTH 2020-2025	4.55%	0.68%	1.92%

INCOME	1 MILE	5 MILES	10 MILES
AVG HOUSEHOLD INCOME	108,287	126,548	128,338

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
2020 HOUSEHOLDS	9,252	161,113	615,782
2025 HOUSEHOLDS	9,715	162,711	629,096
2030 HOUSEHOLD PROJECTION	9,948	165,887	643,169
ANNUAL GROWTH 2020-2025	5.00%	0.99%	2.16%

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