



**1,900 SF RETAIL SPACE FOR LEASE
 ON BROADWAY**

64 N BROADWAY

DENVER, CO 80203

Property Features

Property Summary

- **1,900 SF on Broadway** — Clean, efficient space that works well for boutique retail, service users, or creative concepts looking to be in a high-energy corridor
- **Strong Foot Traffic & Visibility** — Right on Broadway with consistent pedestrian flow and great street presence
- **Lively Surrounding Area** — Surrounded by a mix of local shops, restaurants, and well-known Broadway spots that keep the area active day and night
- **Customizable Layout** — Open, adaptable space that can be tailored to fit a variety of uses.
- **Flexible Lease Options** — Ownership is open to different term structures depending on the tenant's needs.

Lease Rate	\$25/SF NNN
NNN Estimate	\$7/SF
County	Denver
Zoning	G-MS-5
Suite Size	1,900 SF
Parking	2 Off-Street
Year Built	1913

For more information:

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64 BROADWAY

PROPERTY PHOTOS



64 BROADWAY

DENVER, CO

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