

7000 NORTH BROADWAY, DENVER, COLORADO 80221
SUITE 204 | 2,033 SF



AVAILABLE NOW



OFFICE SPACE AT BROADWAY BUSINESS CENTER **FOR LEASE**

Situated at the northeast corner of 70th and N. Broadway, the property offers high visibility and great access to major highways US-36, I-25, I-76 and I-270.



PROPERTY FEATURES

- Superior access and high visibility at the confluence of I-25, I-76 and US 36
- Functional floor plans and design
- Wet Fire Sprinkler System
- Zoning: LI - Light Industrial
- Construction Type: Steel frame with concrete block tilt
- Year Built: 1979
- Clear Height: 10' - 12'
- High speed Internet access available
- Ample parking
- Parking Ratio: 3 per 1,000

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

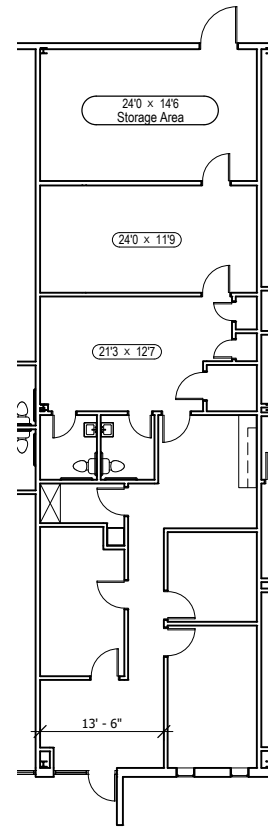
SUITE 204

2,033 SF AVAILABLE

SUITE FEATURES

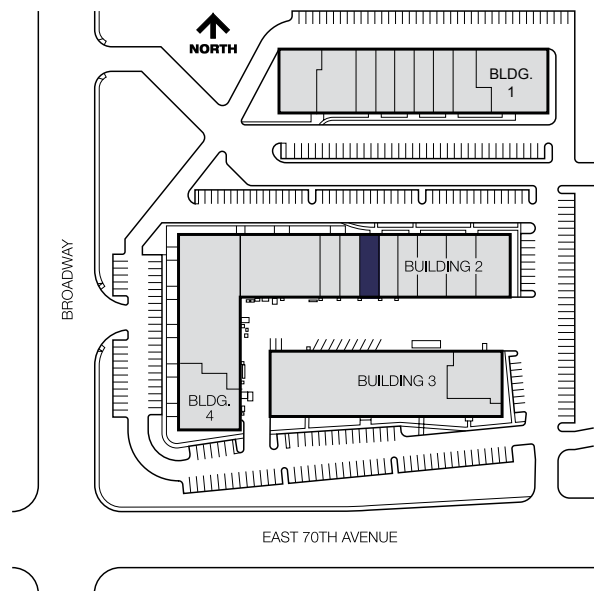
- Office Space: 1,611 SF
- Storage Space: 380 SF
- Power: (TBV)
- Clear Height: 9'6" to 10'
- Great access to major highways
US-36, I-25, I-76 and I-270
- Available Now

FLOOR PLAN



**Plan not to scale*

SITE PLAN



FOR MORE INFORMATION CONTACT:

MELISSA SHEILS
303.408.1542
msheils@berkeleypartners.com