



SOUTH BROADWAY SPACE FOR LEASE

Available Office Space from 668 - 6,124 SF

Full Service Gross - No Expenses charged to Tenants!

Property Features:

- BRAND NEW HVAC SYSTEM + Elevators
- Recently updated and welcoming interior
- Located at the core intersection of S Broadway and Littleton Boulevard
- High traffic count with exposure to over 45,000 VPD
- Professionally managed
- Ample parking for employees and visitors

Available

Suite	Size	Rate	Type
Suite 010	1,458 RSF	\$14.00/SF	Full Service Gross
Suite 040	2,062 RSF	\$14.00/SF	Full Service Gross
Suite 060	1,997 RSF	\$14.00/SF	Full Service Gross
Suite 170	4,078 RSF	\$19.50/SF	Full Service Gross

Suite	Size	Rate	Type
Suite 395	963 RSF	\$19.50/SF	Full Service Gross
Suite 430	1,340-3,286 RSF	\$19.50/SF	Full Service Gross
Suite 470	669 - 6,124 RSF	\$19.50/SF	Full Service Gross

Click Suite Number to see Pictures

For more information, please contact:

KEITH LENZ

Associate Advisor

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KLenz@PinnacleREA.com

COREY SANDBERG

Vice President

303.407.9784

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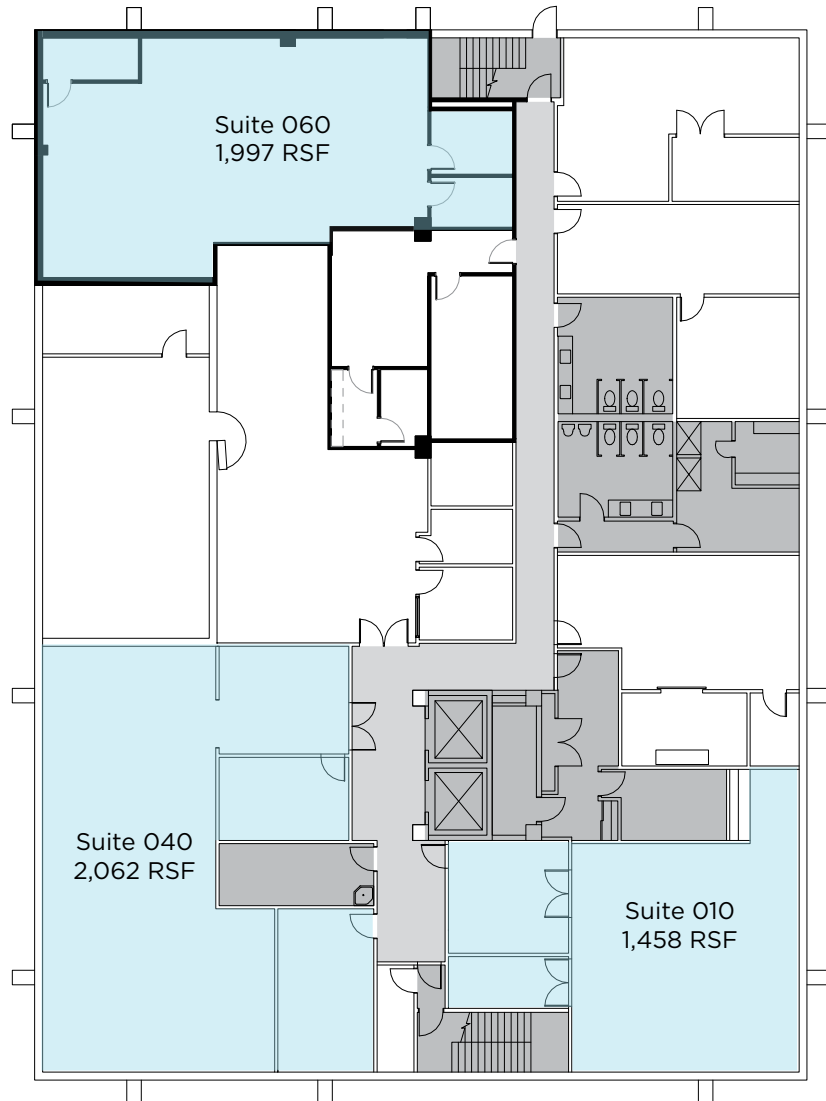
DALLAS SANDBERG

Senior Advisor

303.407.9781

DSandberg@PinnacleREA.com

Lower Level



Available

Suite	Size	Rate
Suite 010	1,458 RSF	\$14.00/SF
Suite 040	2,062 RSF	\$14.00/SF
Suite 060	1,997 RSF	\$14.00/SF

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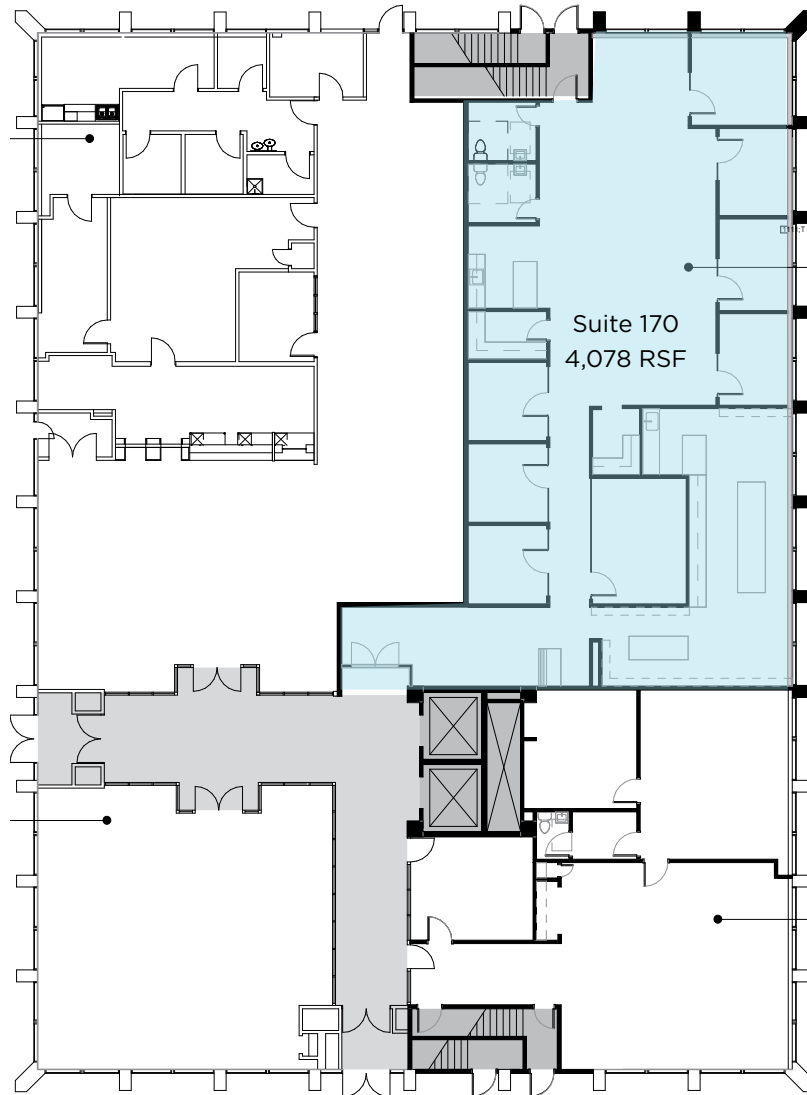
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First Floor



Available

Suite	Size	Rate
Suite 170	4,078 RSF	\$19.50/SF

Click Suite Number to see Pictures

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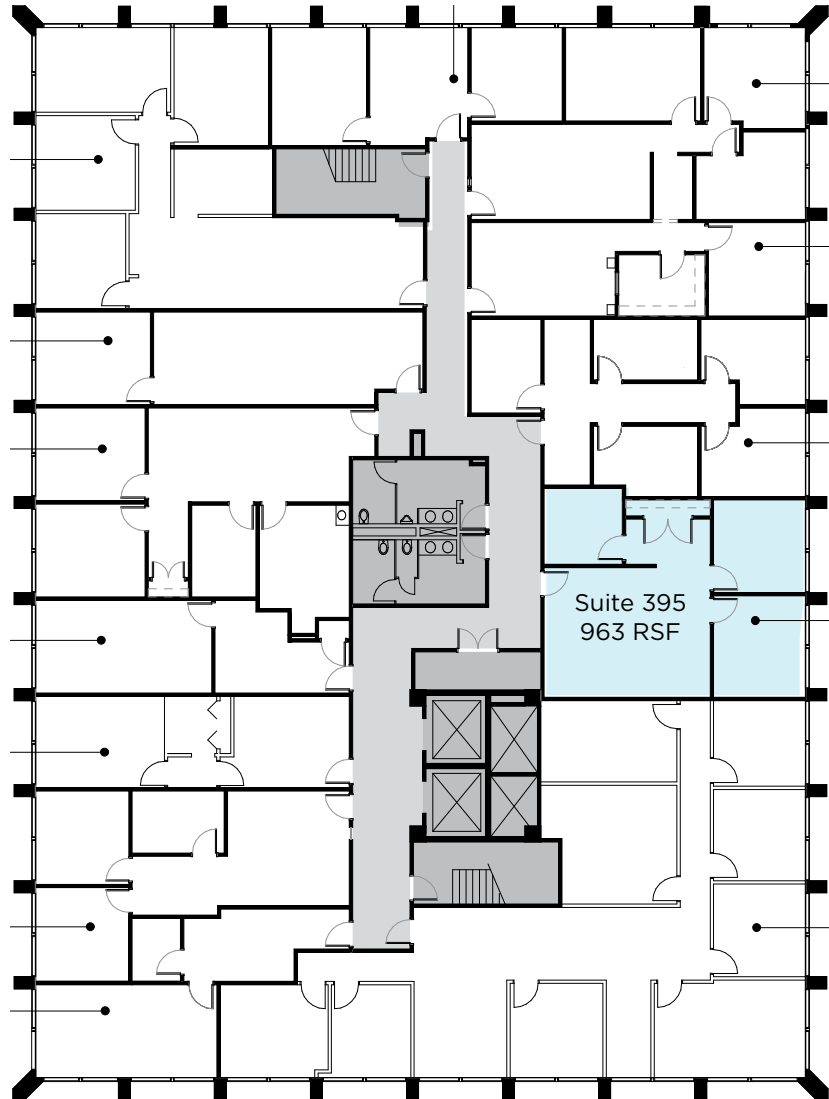
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Third Floor



Available

Suite	Size	Rate
Suite 395	963 RSF	\$19.50/SF

Click Suite Number to see Pictures

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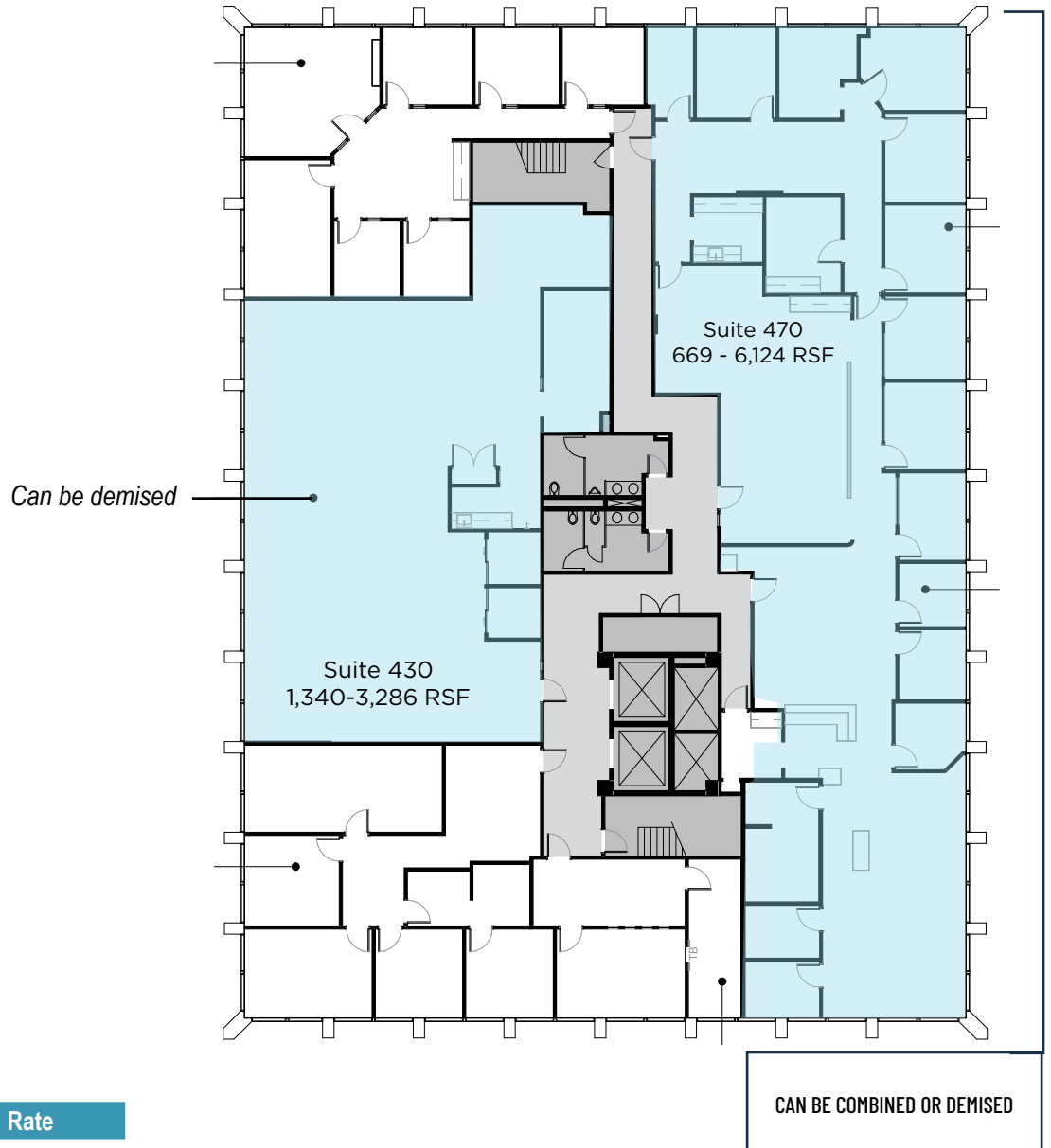
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Fourth Floor

Can be combined or demised



Available

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Suite 430	1,340-3,286 RSF	\$19.50/SF
Suite 470	669 - 6,124 RSF	\$19.50/SF

Click Suite Number to see Pictures

For more information, please contact:

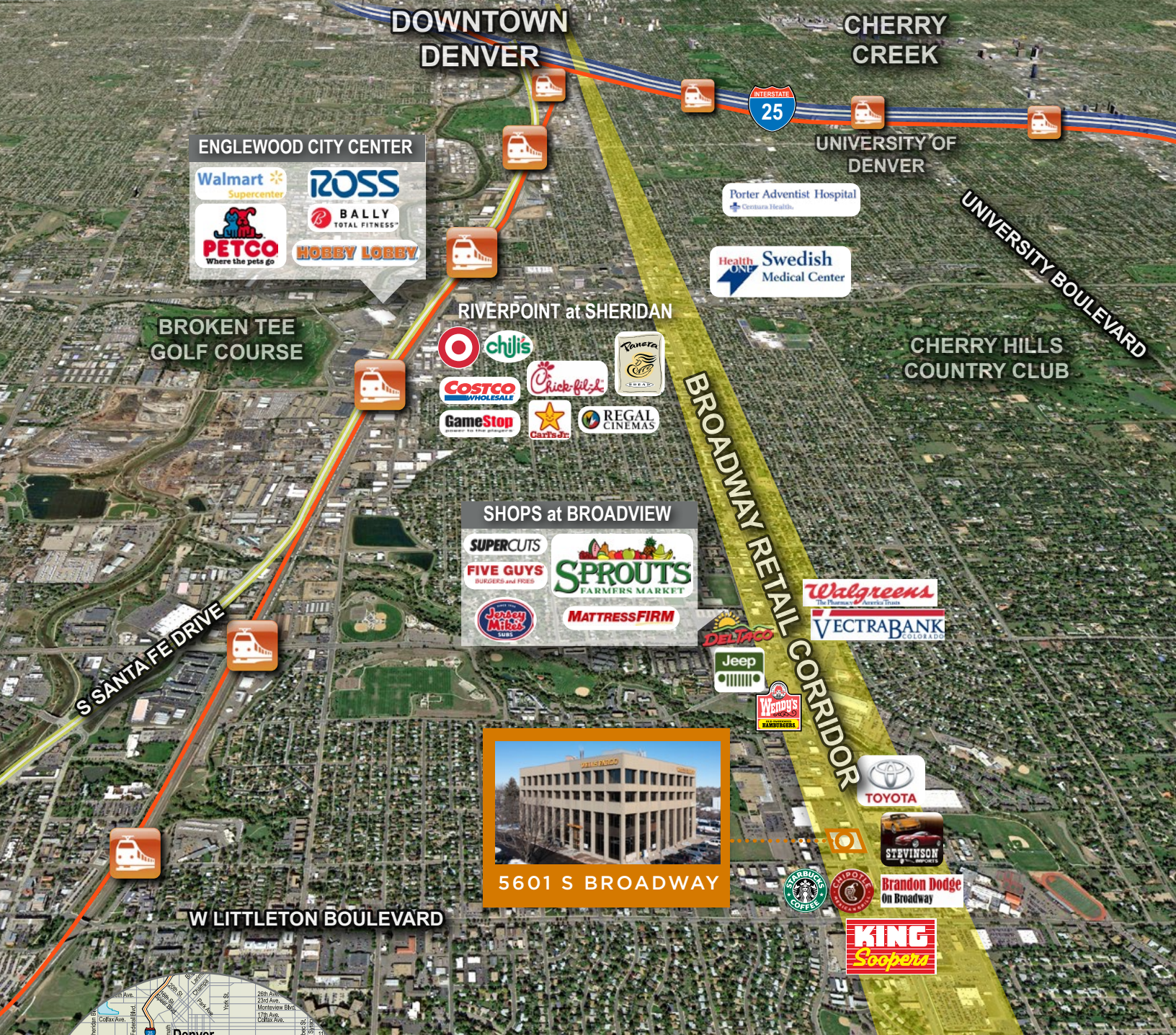
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