



**PROPERTY DESCRIPTION**

Introducing a versatile creative office flex space with retail potential in the heart of Denver. This recently renovated 13,843 square foot property boasts high ceilings, flexible floor plans, and the option to lease the entire space or split it into two separate units. The property features a parking garage in the basement and a private surface lot just a block away, ensuring convenience for employees and visitors. Don't miss out on the opportunity to make this impressive space your own.

**PROPERTY HIGHLIGHTS**

- Versatile creative office flex space
- Retail potential in the heart of Denver
- Option to lease the entire space or split it into two separate units
- High ceilings
- Parking garage in basement + private surface lot a block away

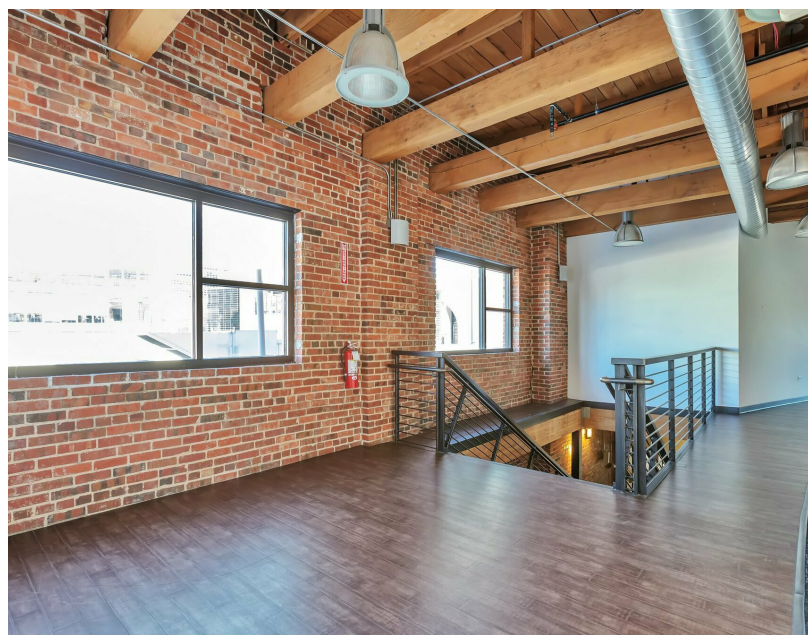
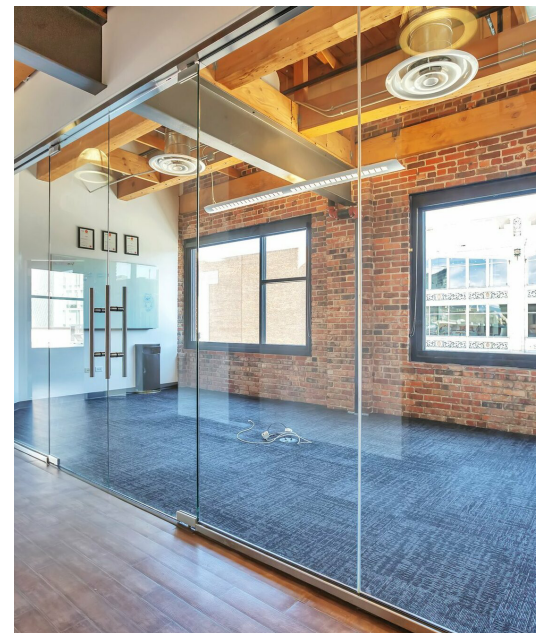
**OFFERING SUMMARY**

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	13,843 SF
Lot Size:	0.517 Acres
Building Size:	21,000 SF

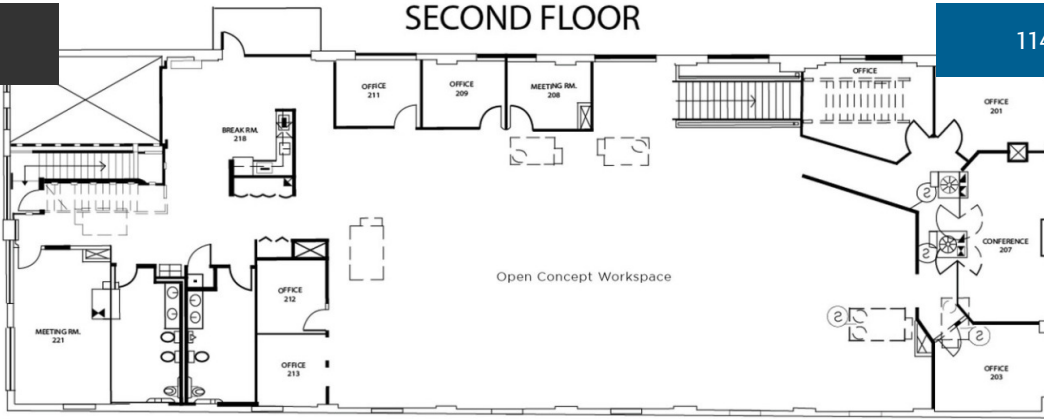
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	31,062	130,692	249,200
Total Population	46,819	234,765	509,252
Average HH Income	\$111,364	\$137,732	\$134,497

Additional Photos

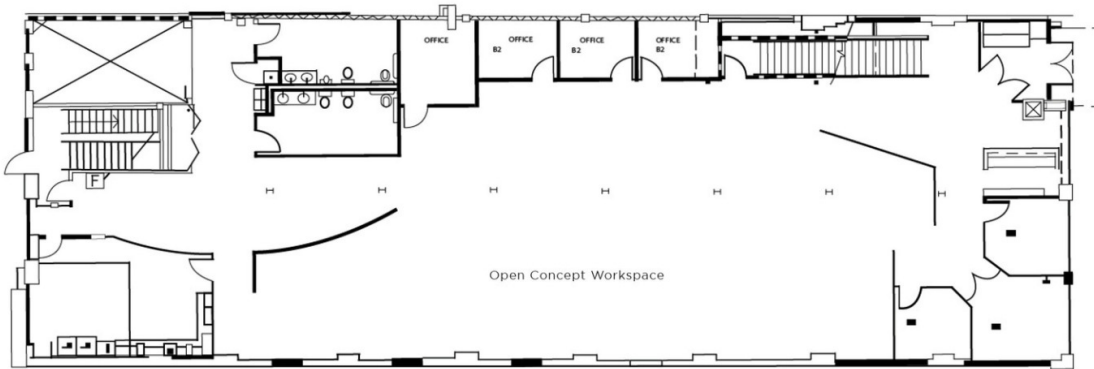
1147 BROADWAY BROCHURE



SECOND FLOOR



FIRST FLOOR

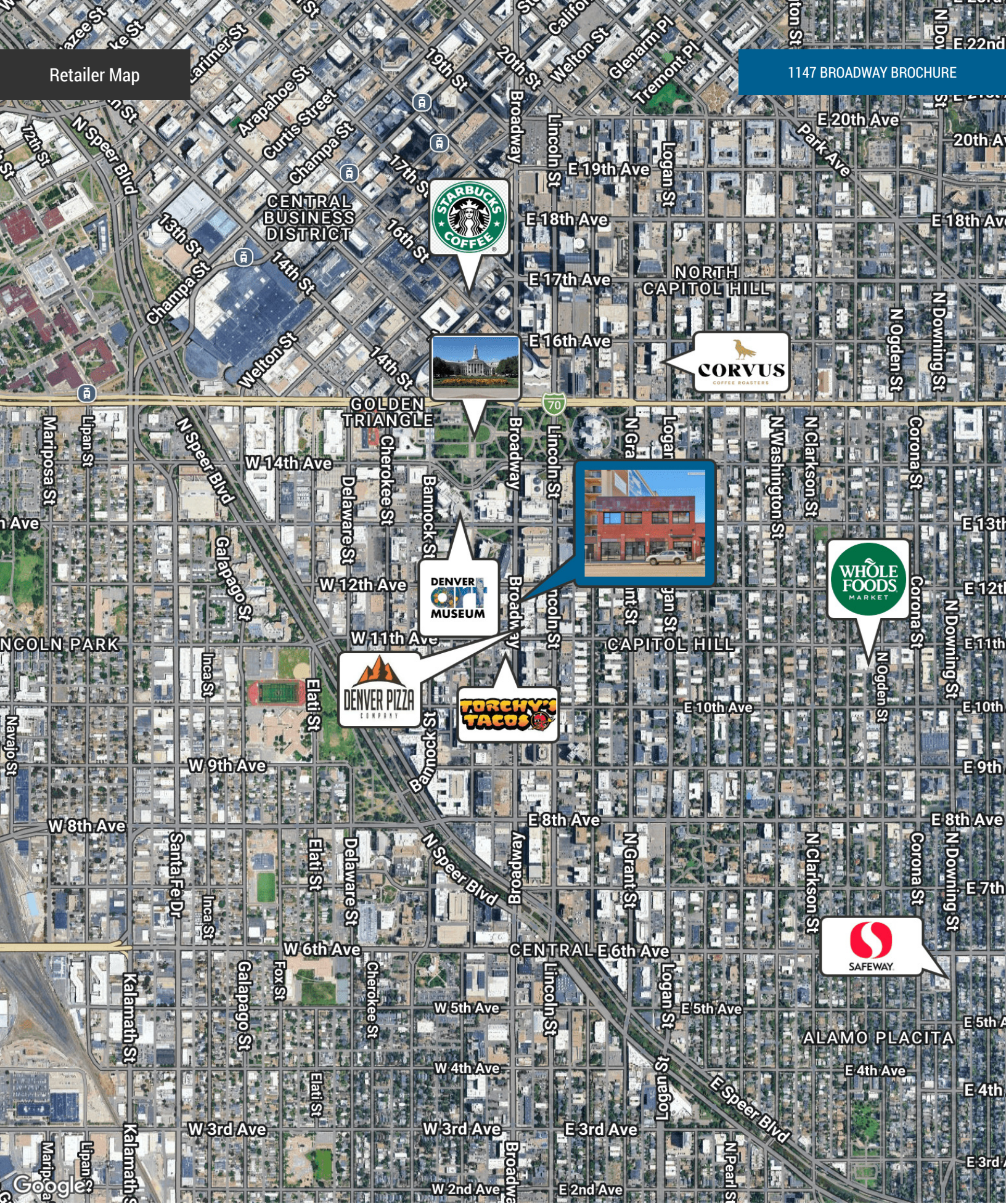


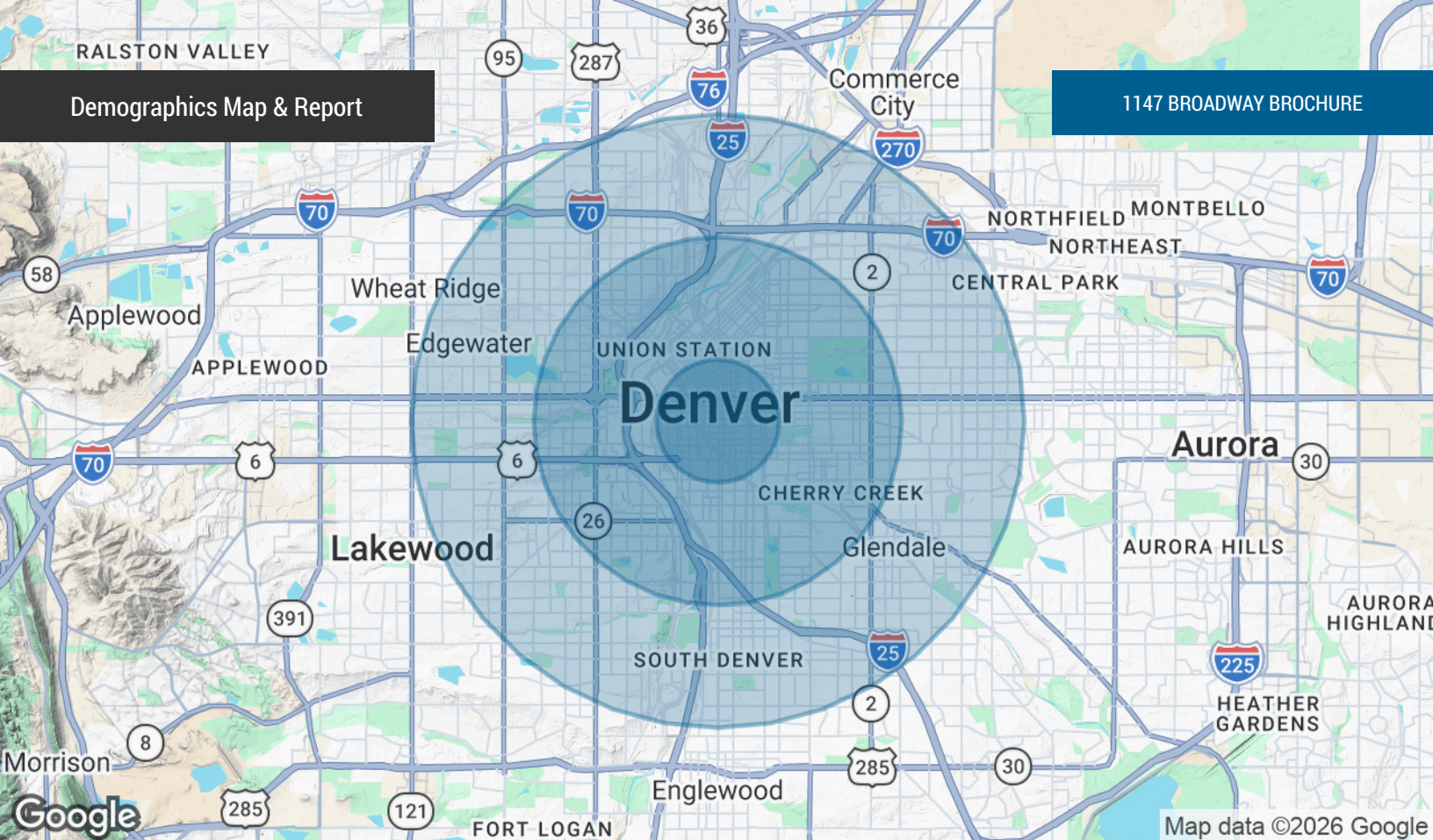
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	12 months
Total Space:	13,843 SF	Lease Rate:	\$10 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office Flex Space	Available	13,843 SF	NNN	\$10.00 SF/yr	Separately metered for Gas and Electric; \$13.28 NNN. NNN rates breakdown: Tax: \$8.42/SF, CAM: \$2.19/SF, Insurance: \$2.67/SF





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	46,819	234,765	509,252
Average Age	34.9	36.4	36.6
Average Age (Male)	35.3	36.6	36.8
Average Age (Female)	33.5	36.2	36.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	31,062	130,692	249,200
# of Persons per HH	1.5	1.8	2.0
Average HH Income	\$111,364	\$137,732	\$134,497
Average House Value	\$521,439	\$787,453	\$731,829

2023 American Community Survey (ACS)