

OFFICE LEASE

2330 BROADWAY

Denver, CO 80205

PROPERTY HIGHLIGHTS

SECURE PARKING GARAGE

9TH FLOOR CONFERENCE ROOM WITH PANORAMIC VIEWS

VISIBLE SIGNAGE FROM BROADWAY



AVAILABLE SF
4,523
SF



BUILDING SF
292,072
SF



PARKING
SECURE
GARAGE



YEAR BUILT/RENO
2005

PROPERTY DESCRIPTION

The Broadway Plaza Lofts building at 2330 Broadway Street, Denver, CO 80205 was newly constructed in 2005. The Broadway Plaza Lofts building is a multifamily building with over 200 residential units, with the commercial suites located on the first floor. These Office/Retail suites located in one of the best areas of the downtown Denver Metro have great foot traffic and are conveniently located walking distance from Coors Field and many restaurants in the LoDo, RiNo, and Five Points areas of downtown. Also only a short walk from Denver public transit.

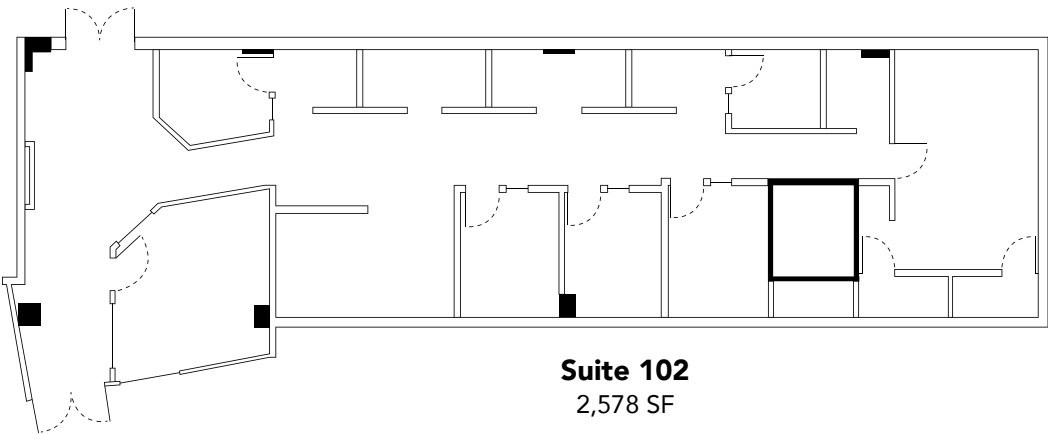
Each suite has great natural lighting and wall to wall windows facing the street. Each suite also has its own individual climate control, and they are all wired for fiber optic internet use, to satisfy a high volume of users in one space. The two larger suites come equipped with extra storage and have their own office kitchens. Commercial tenants are given access to the 9th floor Community Room/Conference Room with panoramic views of the mountains and the city. Commercial tenants will also be allowed access to the on-site workout room, which includes lockers and showers. There is secure garage parking for vehicles and bikes as well as plenty of street parking. Great signage opportunities with visibility from Broadway.

Madison Commercial Properties

501 S. Cherry Street, Suite 350, Denver, CO 80246

720.441.1460 | www.madisoncommercial.com

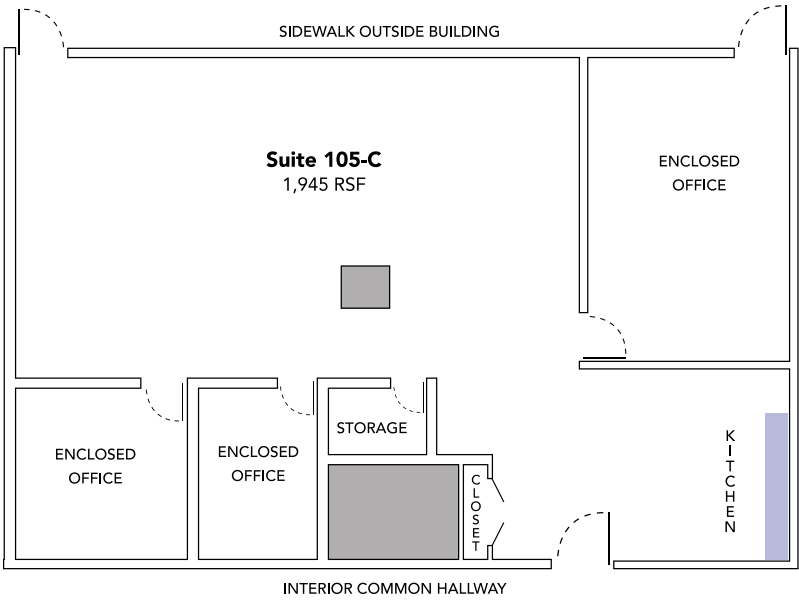
AERIAL MAP & FLOOR PLANS



Suite 102

Suite 102
2,578 SF

Suite 105-C



Suite 105-C
1,945 RSF

ENCLOSED OFFICE

ENCLOSED OFFICE

ENCLOSED OFFICE

STORAGE

CLOSET

KITCHEN

INTERIOR COMMON HALLWAY

ADDITIONAL PHOTOS



BUILDING AMENITIES

- WORKOUT AREA WITH LOCKERS AND SHOWERS
- INDIVIDUAL CLIMATE CONTROL
- HIGH SPEED FIBER OPTIC INTERNET
- WALKING DISTANCE TO COORS FIELD
- SHORT WALK TO DENVER PUBLIC TRANSIT
- WALKING DISTANCE TO UNION STATION



If you have any further questions or would like to learn more, **please contact me today!**

Todd Brown

Broker Associate

303-916-3955

tbrown@madisoncommercial.com

