

# Retail / Office Space for Lease

4011 S BROADWAY, UNIT 104, ENGLEWOOD, CO 80113



## Overview

Hoff & Leigh Denver is proud to present 1,565 SF of updated retail/office space on the South Broadway Corridor visible to over 30,000 vehicles per day. Perfect for any retail or office user. Open layout with one private office, one restroom and breakroom. Recently remodeled with new carpet and LVP flooring. Minutes from the Oxford and Santa Fe Light rail station, a few short blocks to 285 and downtown Englewood. Large monument signage and an updated building exterior. Available May, 2024.

1,565 SF: \$22/SF/YR + \$5.00/SF/YR NNN = \$3,521.25 / Month.

For more info, text/call Lisa Langiewicz at (970) 903-4198 or Brandon Langiewicz (715) 512-0265.

**Please do not disturb tenant. Please reach out to the broker for all inquiries and showings.**

Unit:	Size:	Price:
104	1,565 SF	\$22.00 SF/YR + \$5.00 PSF NNN = \$3,521.25 / Month

Property Listing Website: <https://www.hoffleigh.com/listing/4011-s-broadway-2/>

## Highlights

- Private Parking Lot
- 30,000 VPD
- Broadway Frontage
- Monument Signage
- Available May, 2024

## Property Details



### Lease Rate

\$22.00 SF/YR (+ \$5.00 PSF NNN)



### Building Size

11,256 SF



### Space Available

1,565 SF



### Lot Size

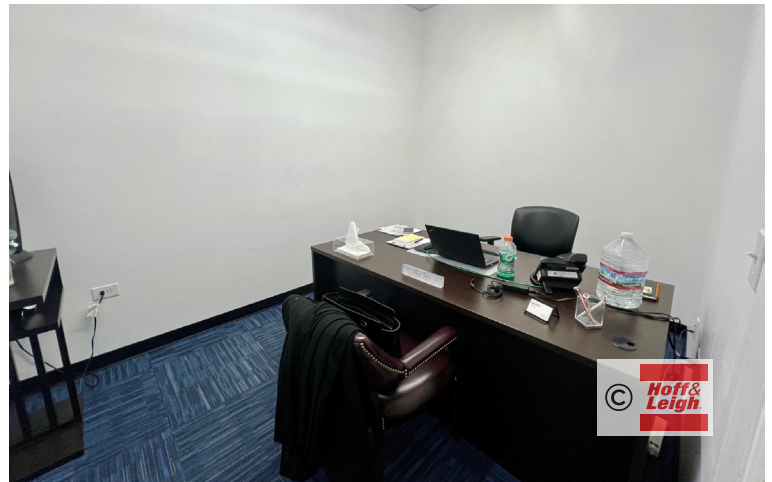
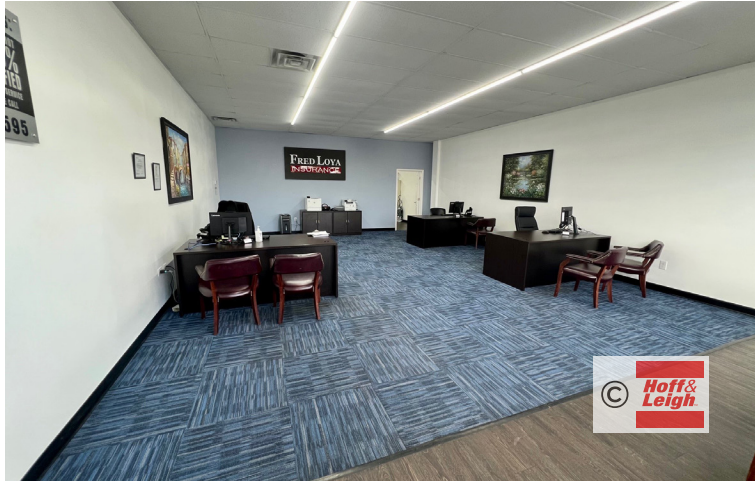
0.50 Acres

Rev: January 23, 2024



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

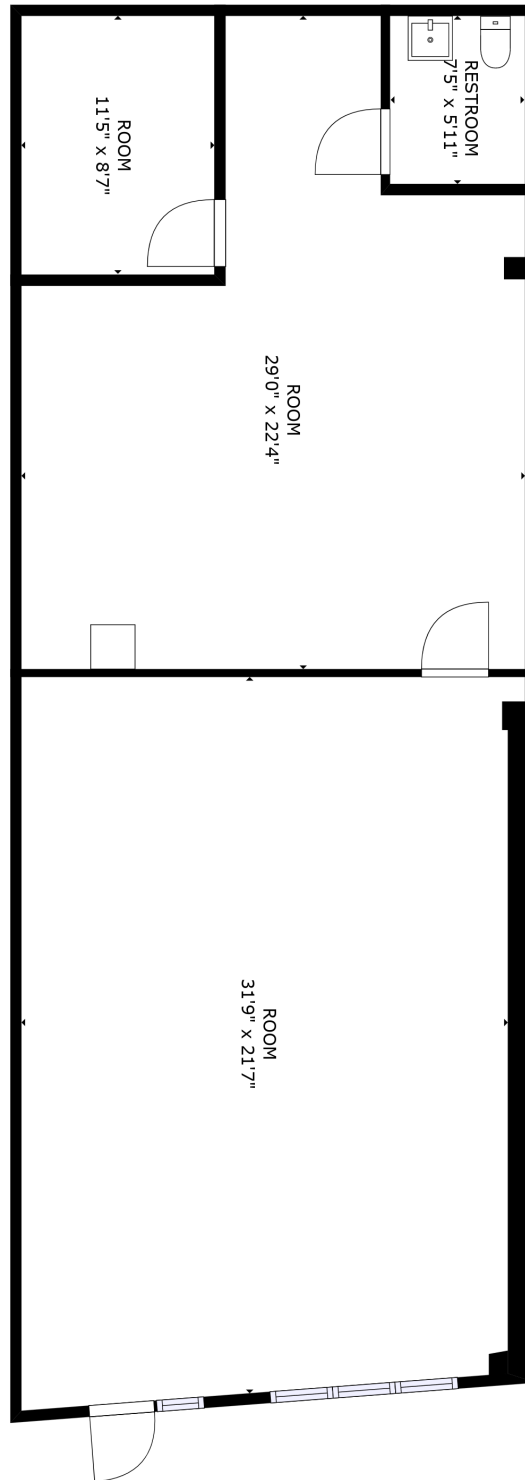
**Lisa Langiewicz**  
C: 970.903.4198  
O: 720.572.5187  
LisaL@HoffLeigh.com

**Brandon Langiewicz, SIOR**  
C: 715.512.0265  
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## DEMOGRAPHICS



109,761  
Population



37.9  
Median Age



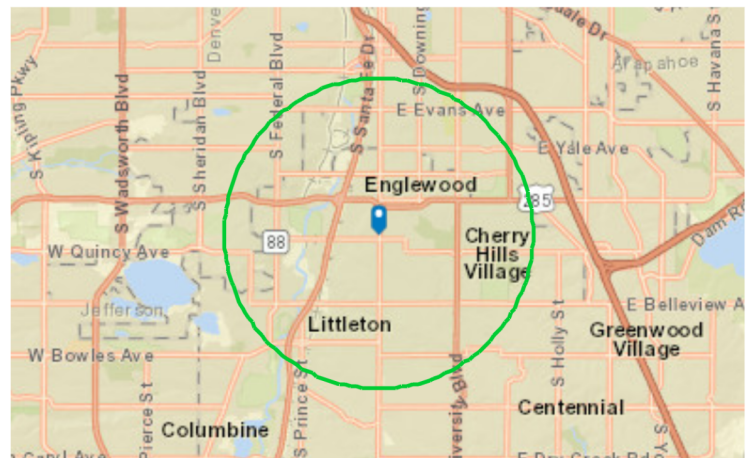
2.2  
Average  
Household Size



\$77,884  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
S Acoma St	344	0.0
S Acoma St	8,829	0.1
S Lincoln St	3,998	0.1
E Nassau Ave	430	0.2
E Princeton Ave	336	0.2



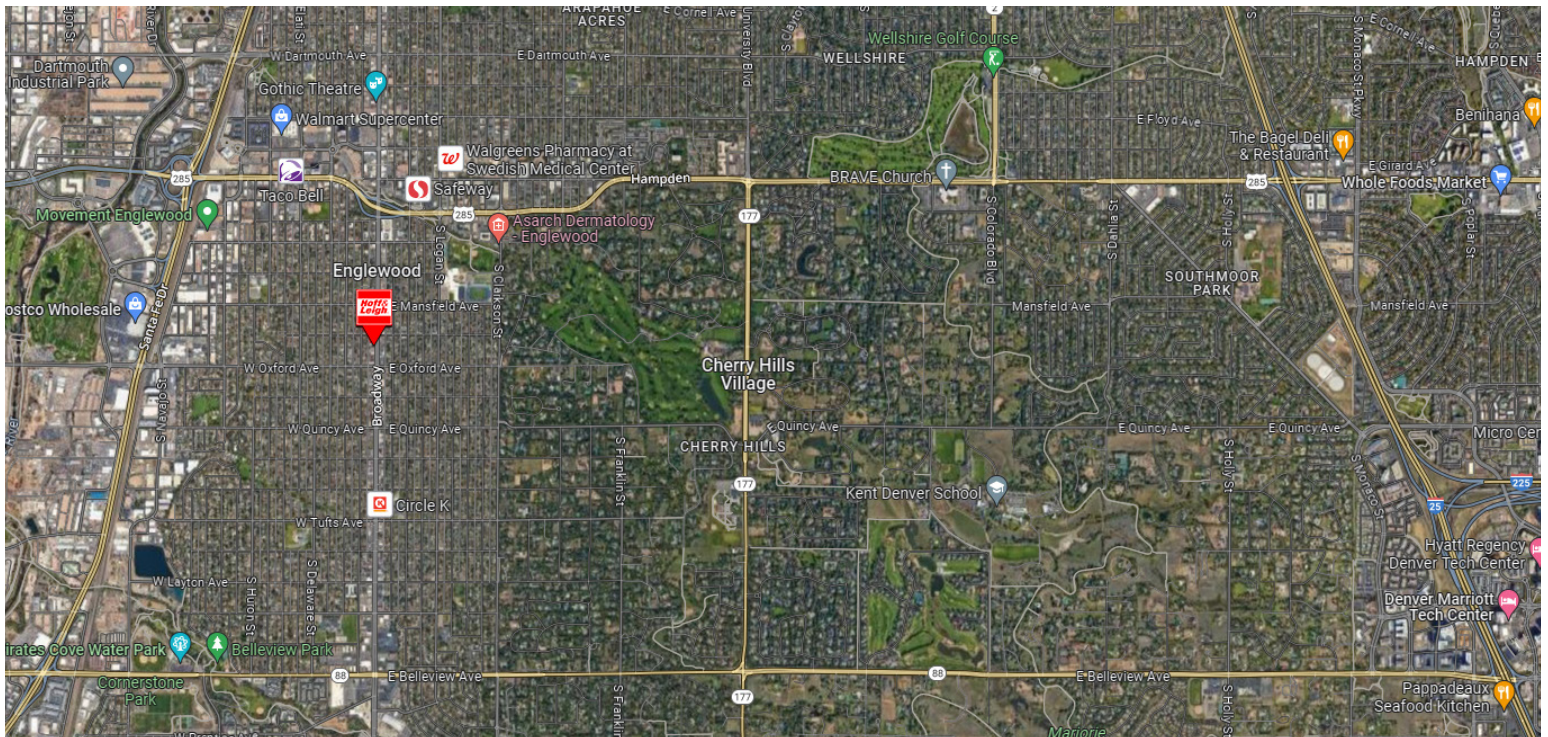
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