

# Recently Remodeled Retail/Office Space For Lease

4011 S BROADWAY SUITE 104, ENGLEWOOD, COLORADO 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.

**Rent Breakdown:** Suite 104 | 1,565 SF | \$23.00/SF/YR + \$6.00/SF/YR NNN = \$3,782.09 / Month

For more info, text/call Lisa Langiewicz at (970) 903-4198

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

## Highlights

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

## Property Details

### Space Available

- 1,565 SF

### NNN Rate

- \$6.00 SF/YR

### Lease Rate

- \$23.00 SF/YR (NNN)

Rev: February 25, 2026

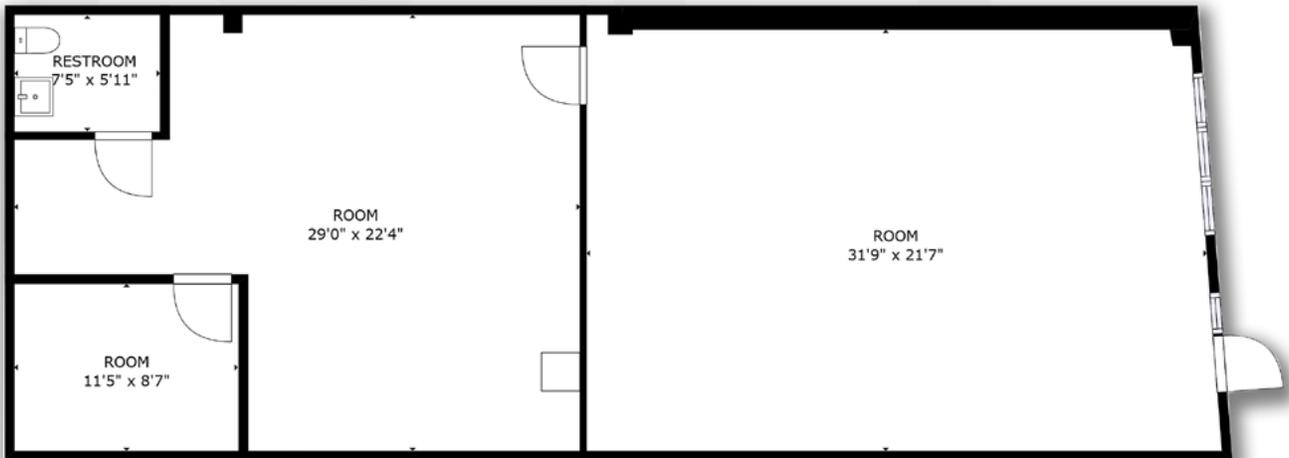




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# 4011



**Suite 104 Floor Plan**

# South Broadway

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### Our Network Is Your Edge

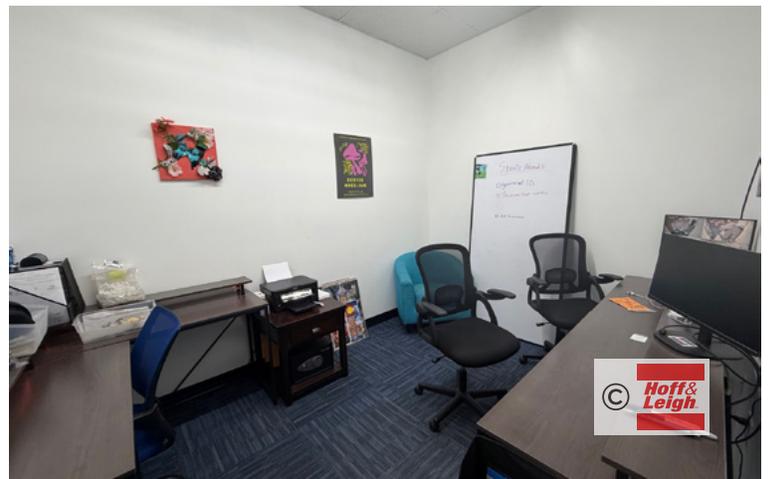
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**Lisa Langiewicz**  
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LisaL@HoffLeigh.com

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## DEMOGRAPHICS



112,142  
Population



37.0  
Median Age



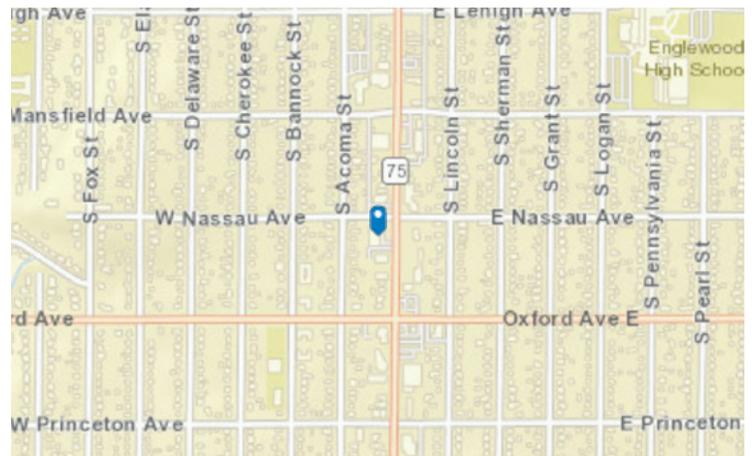
2.2  
Average Household Size



\$93,206  
Median Household Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
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



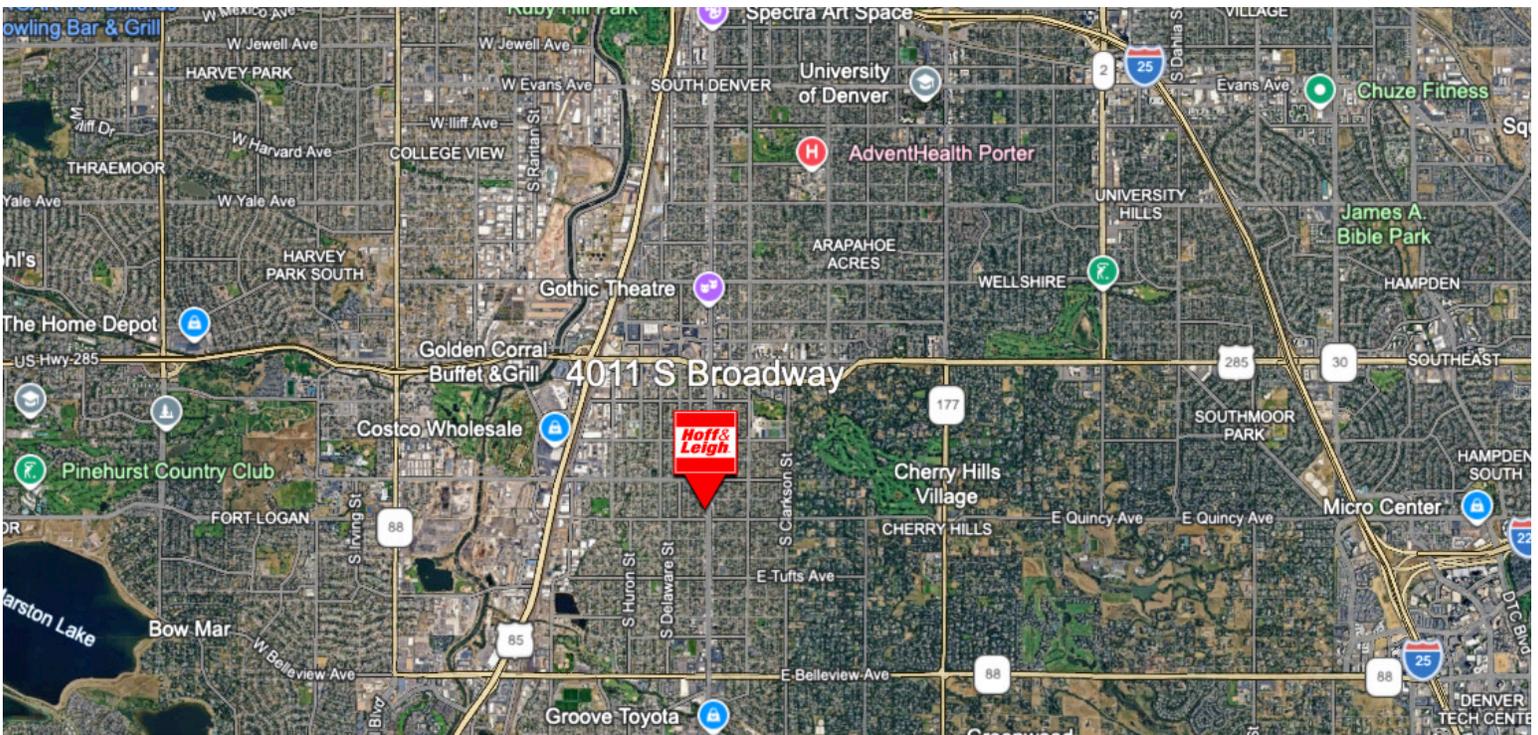
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