

# 1050-1060 BROADWAY

DENVER, COLORADO 80203



## OFFICE AVAILABLE FOR IMMEDIATE LEASE

### DEMOGRAPHICS - 2020

Area	Daytime Population	Population	Total Establishments
1-MILE	132,065	43,619	5,623
3-MILE	435,083	218,980	20,138
5-MILE	726,946	502,946	33,903

### TRAFFIC COUNTS:

Broadway & 12th	27,834 Average daily traffic
Broadway & 9th	33,074 Average daily traffic

*\* Demographics provided by Alteryx*

## FEATURES

*Prime office space available in Golden Triangle submarket*

*High visibility on Broadway*

*Easy access to I-25 and Speer Boulevard*

*Minutes from Central Business District*

*Abundant covered parking available*

*Building signage available*

*Will lease floors independently*

**Aggressive below market terms**

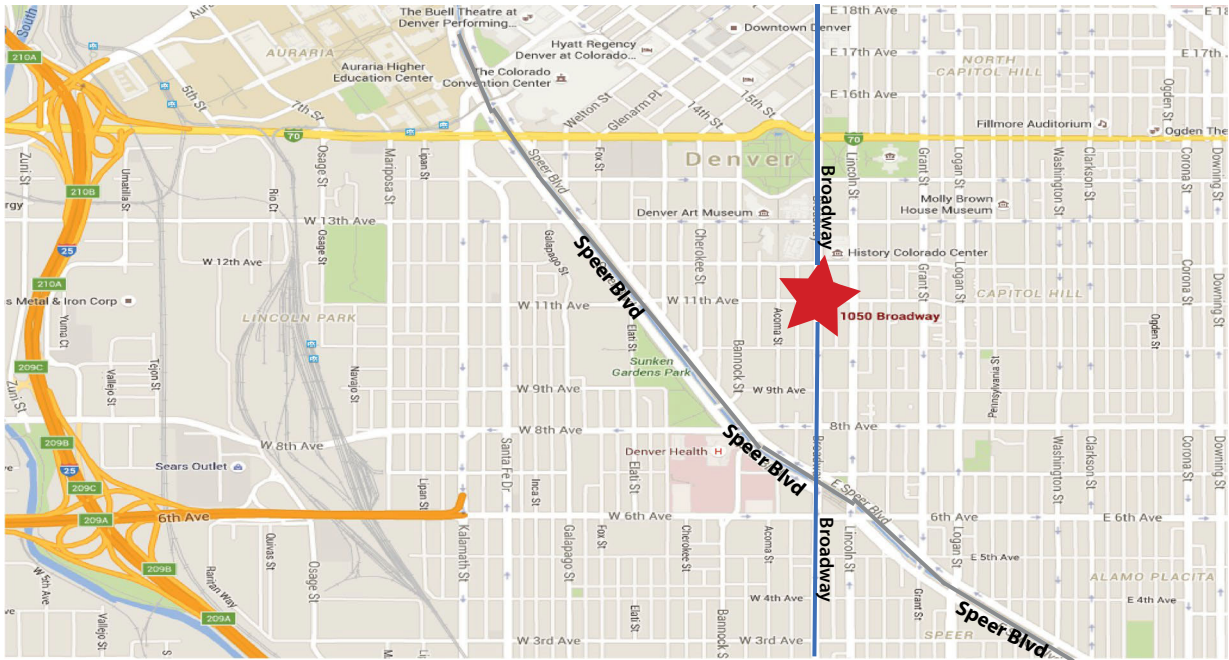
**303.399.2555**  
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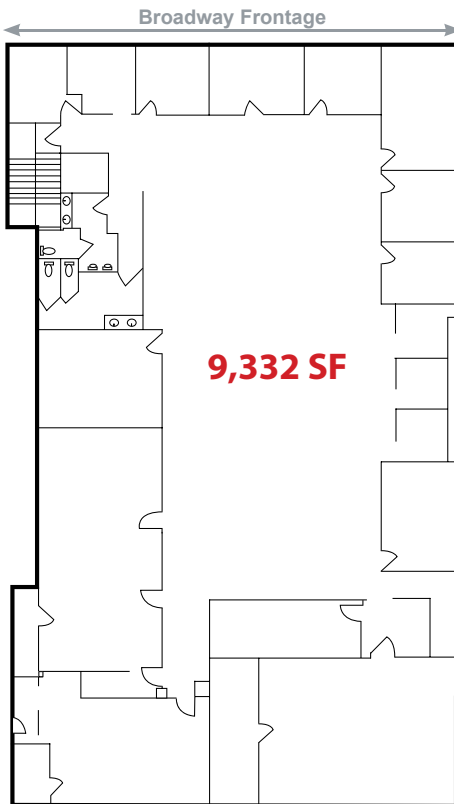
  
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*Additional information on back side* ▶

# 1050-1060 BROADWAY



2nd Floor  
(1050 Broadway)- 9,332 SF



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