

# 1702 Broadway Blvd - First Floor



FOR LEASE

ARON  
REAL  
ESTATE

# PROPERTY DETAILS

**Address:** 1702 Broadway Blvd - First Floor

**Lease Rate:** \$9,000/mo  
Includes everything except internet, trash, snow removal, and HVAC maintenance (HVAC less than 4 years old)

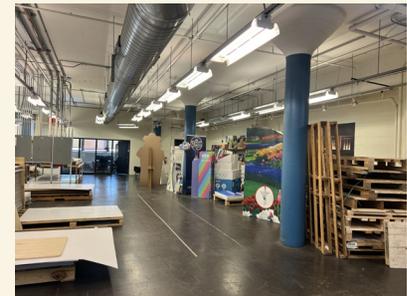
**Available SF:** 7,250 sf

**Parking:** Parking available in shared lot (unassigned)

**Zoning:** B4-2

**Available:** September 1, 2026

**Additional Details:** Sprinkled  
Three phase and single phase power  
Access to shared dock that is on grade with the space  
Includes small conference room/office, private restrooms, and kitchenette



Conveniently located in the heart of the Crossroads Arts District with easy access to I-35 and I-70.



Well maintained building with modern updates, including three phase power, new HVAC system.



Easy walk to streetcar stop and rest of the Crossroads.



A rare warehouse or workspace that is air conditioned and well lit with natural light from a bank of windows!



Walkable to the city's best restaurants, breweries / distilleries, art galleries, and other creative office users.

# INTERIOR



# 1702 Broadway Blvd - First Floor

1700-1702

## CONTACTS

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