

1702 Broadway Blvd - First Floor

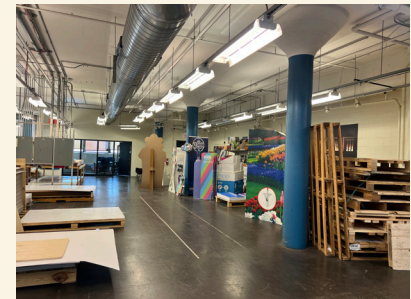


FOR LEASE

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REAL
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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:	March 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.

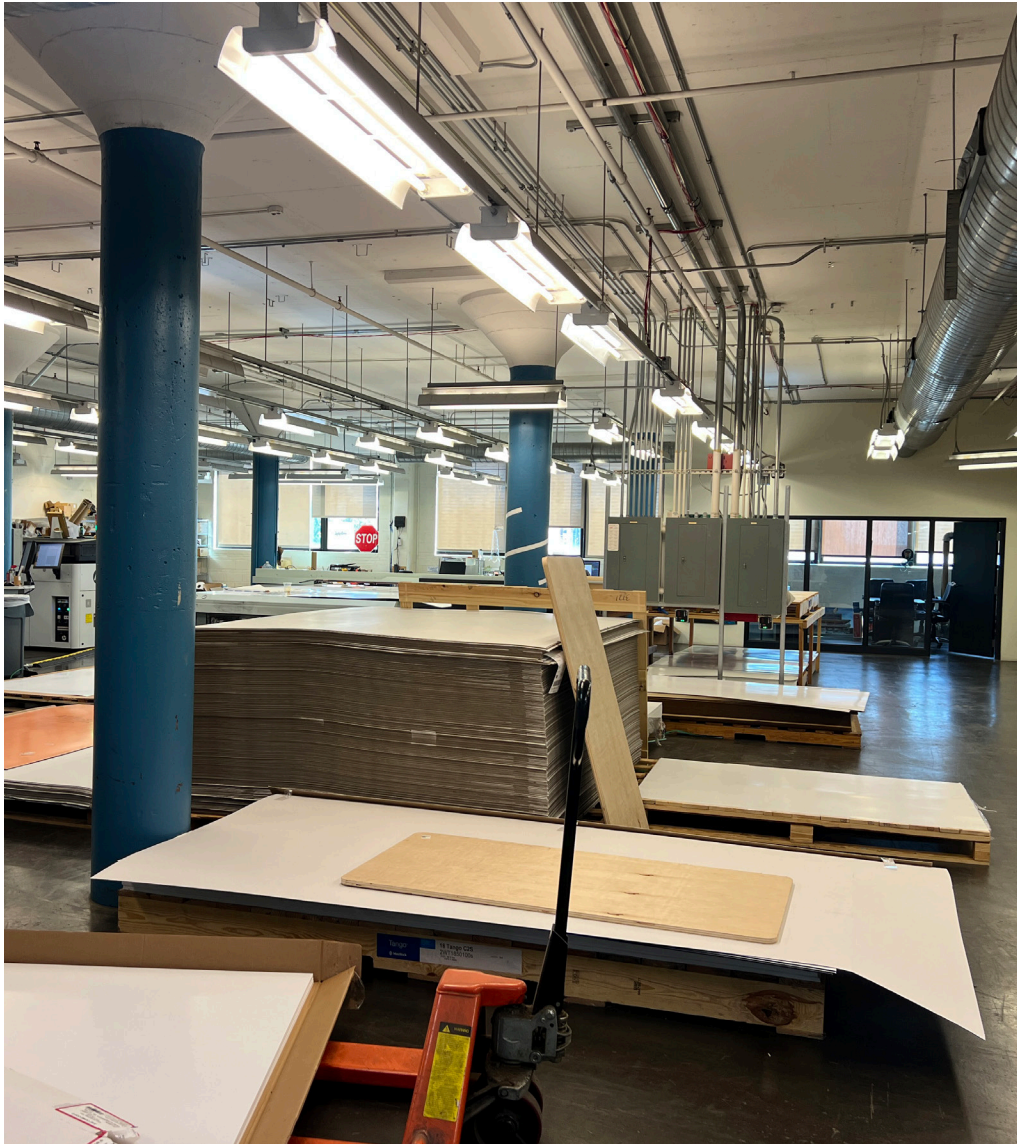


A rare warehouse or workspace that is air conditioned and well lit with natural light from a bank of windows!



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

INTERIOR



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