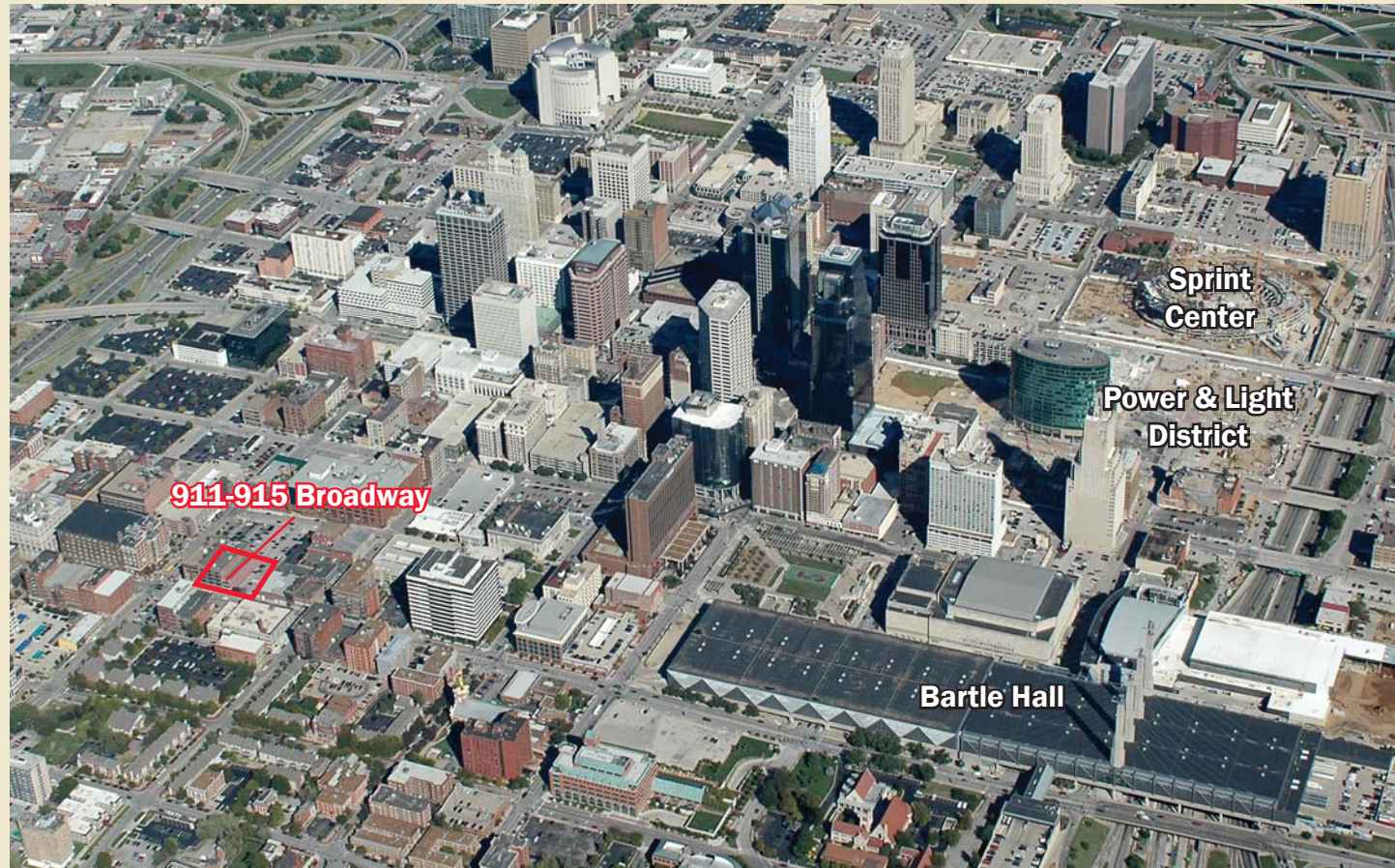


# 60,000 Square Foot Historic Office Building

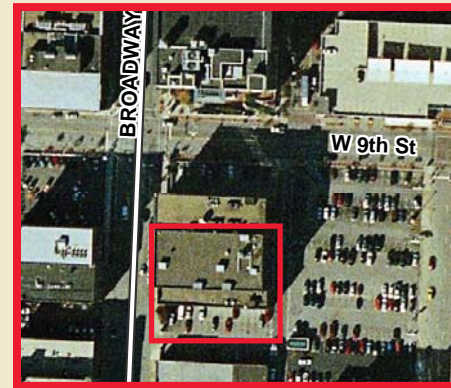
911 - 915 Broadway



## 911 Broadway

- Five-story building
- Built in 1904
- 50,000 Square Feet
- 10,000 Square Feet per floor
- One passenger elevator, one freight elevator and one new elevator shaft
- Bonus - 10,000 Square Foot lower level

- Parking includes an adjacent 48-space surface parking lot
- Buildings are adjacent and have one opening connecting each floor
- 911 & 915 Broadway are listed on the National Register of Historic places
- Improved brick and lighted alleyway



## 915 Broadway & Adjacent Parking

- Three-story building
- Built in 1909
- 10,000 Square Feet
- 3,300 Square Feet per floor
- One freight elevator
- Among the earliest examples of steel reinforced concrete construction



Perfect Owner/Occupant Office Buildings

48-Space Surface Parking Area Adjacent

911 Broadway

915 Broadway



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# Building Facts

Built in 1904 and 1909, respectively, both buildings are listed in the National Register of Historic Places.

Since 1983, 911 Broadway has been occupied by Allied National, Inc., and the first three floors have been completely refurbished. All three floors of the 915 Broadway building have been refurbished. 915 Broadway was combined with the 911 Broadway building in 1998. 915 Broadway contains a lower "bonus" level. Both buildings have been redeveloped by the current owner.



## TIF

The site is located within the 11th Street Tax Increment Financing Plan (TIF), which provides for the ongoing redevelopment and refinancing of the District. Eligible projects include facade, streetscape, and parking improvements.

## LOCATION

- Blocks from the billion dollar Power & Light District and Sprint Center Arena
- Located in the center of the I-70 "Loop"
- DST Expansion District
- Walking distance to numerous restaurants including the reknowned Majestic Steakhouse and convenient Subway



## VISIBILITY

- Signage exposure to high traffic Broadway Street

# Site Plans

