

BROOKS TOWERS, 1020 15TH STREET, 1-V



High-traffic retail/office space for sale. Located on 15th St. between Arapahoe St. and Curtis St. with high visibility and strong foot traffic. The space features, four private offices, glass conference room, private kitchenette, two bathrooms, IT room and storage. Building amenities includes fitness center, conference, party, game room, pool and 24-hour front desk and parking attendant. Two parking spaces available for separate purchase. Installation of storefront door has been approved by the Homeowner Association.

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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PROPERTY HIGHLIGHTS:

Price: \$349,000
Space available: 2,394 SF
Taxes: \$6,708.27 (2014)
Zoning: D-TD, OU-1
Year Built: 1967
HOA Dues: \$685.41
Parking: 2 parking spaces available for separate purchase (HOA Dues \$59.94 per month)

- ▶ Storefront door has been approved by HOA
- ▶ Conference room, party and game room
- ▶ Pool and fitness center
- ▶ 24-hour front desk & parking attendant
- ▶ 1 block from 16th Street Mall & DCPA
- ▶ Traffic count: 9,948

FOR SALE

RETAIL/OFFICE

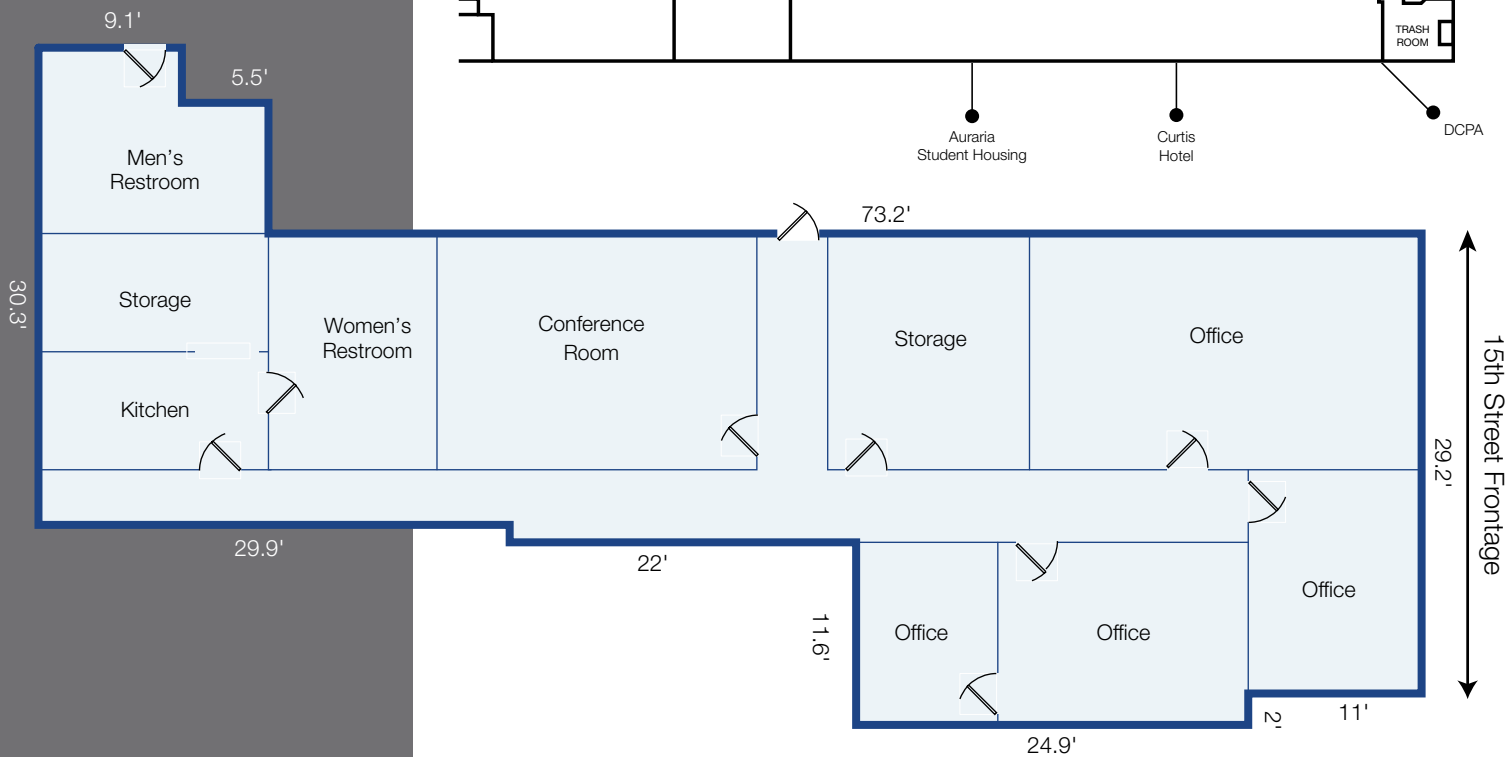
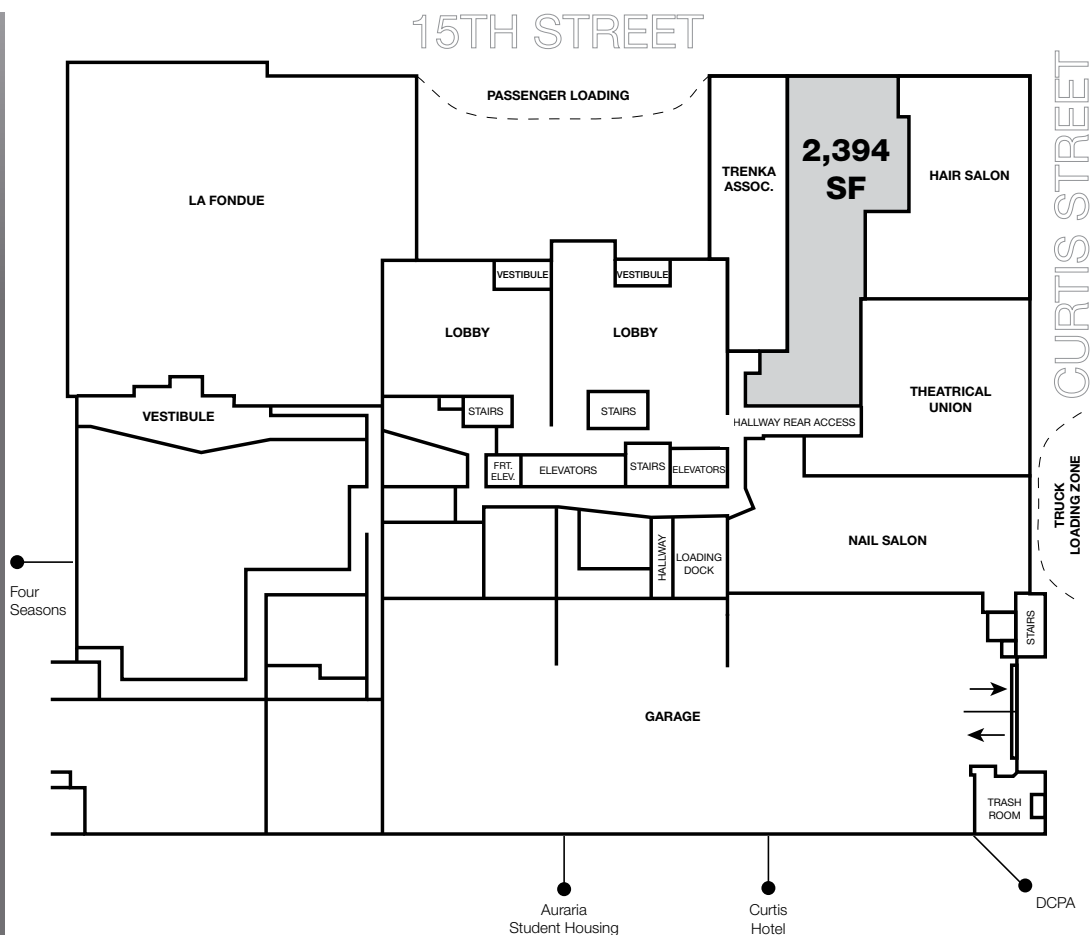


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DEMOGRAPHICS:	0.5 MILES	1.0 MILES	2.0 MILES
Population:	4,934	22,734	103,931
Average Household Income:	\$73,825	\$65,058	\$57,831
Total Daytime Population:	67,024	116,765	171,919

Information is deemed reliable but not guaranteed.