



Broomfield Professional Campus

3301, 3303, & 3305 West 144th Avenue, Broomfield, CO 80023



The Broomfield Professional Campus (BPC) is a well-known three-building business center on the north side of Broomfield that caters especially well to medical, health, and wellness uses. The campus is surrounded by high-income residential neighborhoods that are experiencing ongoing growth and development.

BPC's close proximity to a variety of food, drink, shopping, and other services create convenience for staff members and customers alike. Quick access to both I-25 and Hwy 36 cuts down on travel time to and from the NW Denver Metro, Boulder, Erie, and beyond.



Lease Rate:	\$22 - \$24
NNN:	\$14.96
Lease Term:	3 - 5 year minimum
Occupancy:	Office / Medical Office
Parking	Shared surface lot
Market:	Denver-Aurora-Lakewood CO MSA
Zoning:	Transitional Overlay Area District (TOAD)



Interactive Brochure & Other Reports





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Available Units

Suite	Size	Rate	Term	Use	Type	Condition	Available
3301 - Suite 200	5,796 rsf	\$22.00 /rsf/yr	5 year min.	Medical Clinic	NNN	Move-in Ready	Now
3303 - Suite 105	878 rsf	\$24.00 /rsf/yr	3 year min.	Professional Office	NNN	Move-in Ready	Now
3303 - Suite 106	858 rsf	\$23.00 /rsf/yr	3 year min.	Professional Office	NNN	Move-in Ready	Now
3303 - Suite 201	1,475 rsf	\$22.00 /rsf/yr	3 year min.	Professional Office	NNN	Move-in Ready	Now



BPC is situated between Lowell Blvd. and Zuni St., just 5 minutes from I-25 (144th Ave. exit) and 12 minutes from Hwy 36 (Wadsworth Blvd. exit).

Within a 15-minute drive of the campus, there are 7+ major medical complexes and hospitals.

Within a 5-mile radius of BPC, there are 20+ shopping centers that provide a variety of restaurants, banks, fitness, department stores, and other goods and services.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,499	55,660	178,676
Total Units	2,870	20,370	70,937
Median Income	\$98,576	\$86,634	\$78,772

Exclusively represented by:



William Sheridan, CCIM

Principal Broker
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Brianne Sheridan

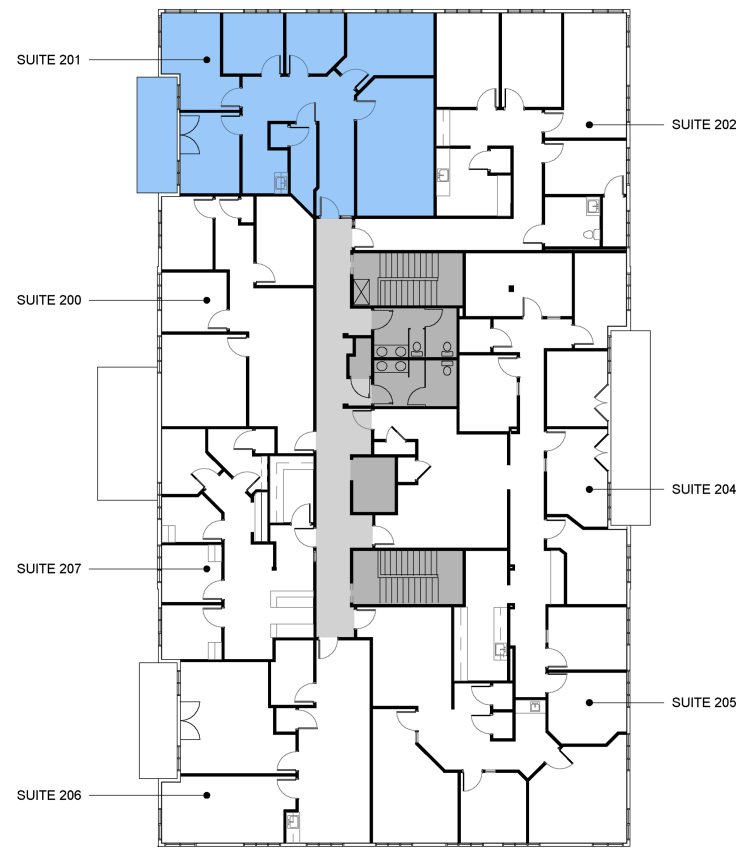
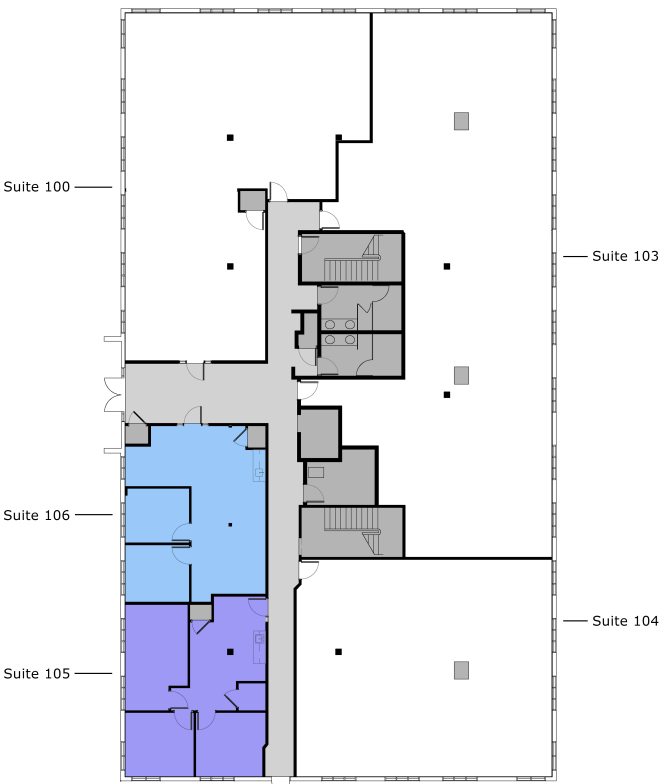
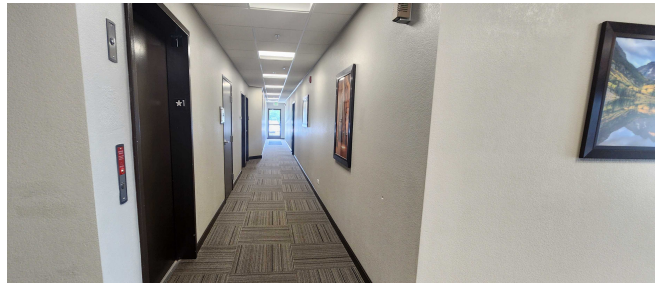
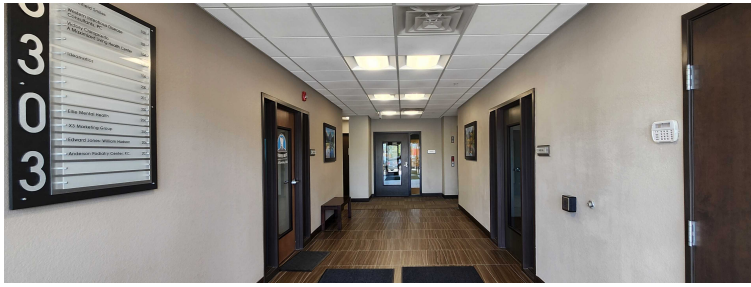
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3303 West 144th Avenue

Broomfield, CO 80023

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3303 is the west-facing, middle building at the Broomfield Professional Campus. Both medical and professional office users occupy suites in this building currently.

NNN estimate: \$14.96/RSF/yr

SUITE 105: Former Real Estate Office

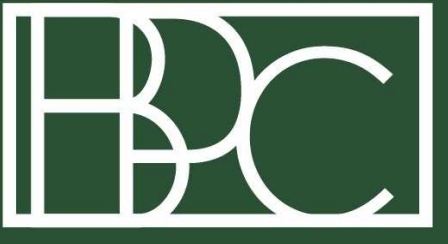
Size: 878 RSF
Base Rent: \$24/RSF/year
Minimum Term: 3-years

Suite 106: Former Consulting Office

Size: 858 RSF
Base Rent: \$23/RSF/year
Minimum Term: 3-years

Suite 201: Former Investments Office

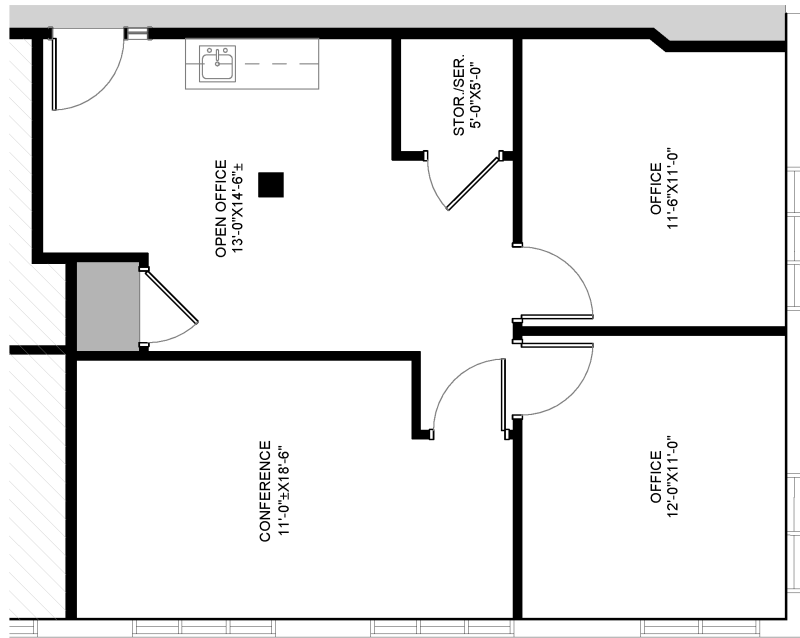
Size: 1,475 RSF
Base Rent: \$22/RSF/year
Minimum Term: 3-years



3303 West 144th Avenue, Suite 105

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Move-in Ready Small Office Suite

Until early 2025, this suite served as SFinvest's real estate office. Before that, it was used as a small medical aesthetics clinic.

The suite is located on the southwest corner of the first floor with two private offices, a lobby with kitchenette, storage closet, and a conference room.

Suite 105 comes partially furnished, and may be combined with Suite 106 for a total of 1,736 RSF.

- 878 RSF
- \$24 per RSF annually
- \$14.96 NNN estimate
- 3-year minimum term

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REAL ESTATE



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