






# MEDICAL SPACE FOR LEASE

1022 Depot Hill Road, Broomfield, CO 80020

**Discover 4,046 square feet of office space in the bustling heart of Broomfield, Colorado.** This distinguished property offers a rare opportunity for businesses seeking turnkey medical space along the Boulder/Denver Corridor.

#### FEATURE HIGHLIGHTS

-  Near Bike Path
-  On Bus Route
-  Near Restaurants

#### PROPERTY OVERVIEW

<b>SUITE 200</b>	4,046 RSF (full floor)
<b>LEASE RATE</b>	\$17.00/RSF NNN
<b>AVAILABLE</b>	Immediately
<b>EXPENSES (EST)</b>	\$7.50/RSF
<b>PARKING</b>	2.6/1,000
<b>ZONING</b>	PUD

#### FOR MORE INFORMATION:



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### Strategic Accessibility

Strategically positioned with immediate access to Highway 287 and US 36, this property caters to businesses of all types, ensuring seamless connectivity for clients, customers, and employees.

### Flexible Design

The property accommodates diverse business needs, featuring refined medical office finishes on the upper floor.

### Features & Amenities

- Ideal Business Location along Denver/Boulder Corridor
- Ample Parking
- Medical Office Finish



PROPERTY FLOOR PLANS

SUITE 200



PROPERTY LOCATION

