



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
Office: (720) 900-5872
Cell: (530) 624-5963
Email: william@sfinvest.com



Brianne Sheridan

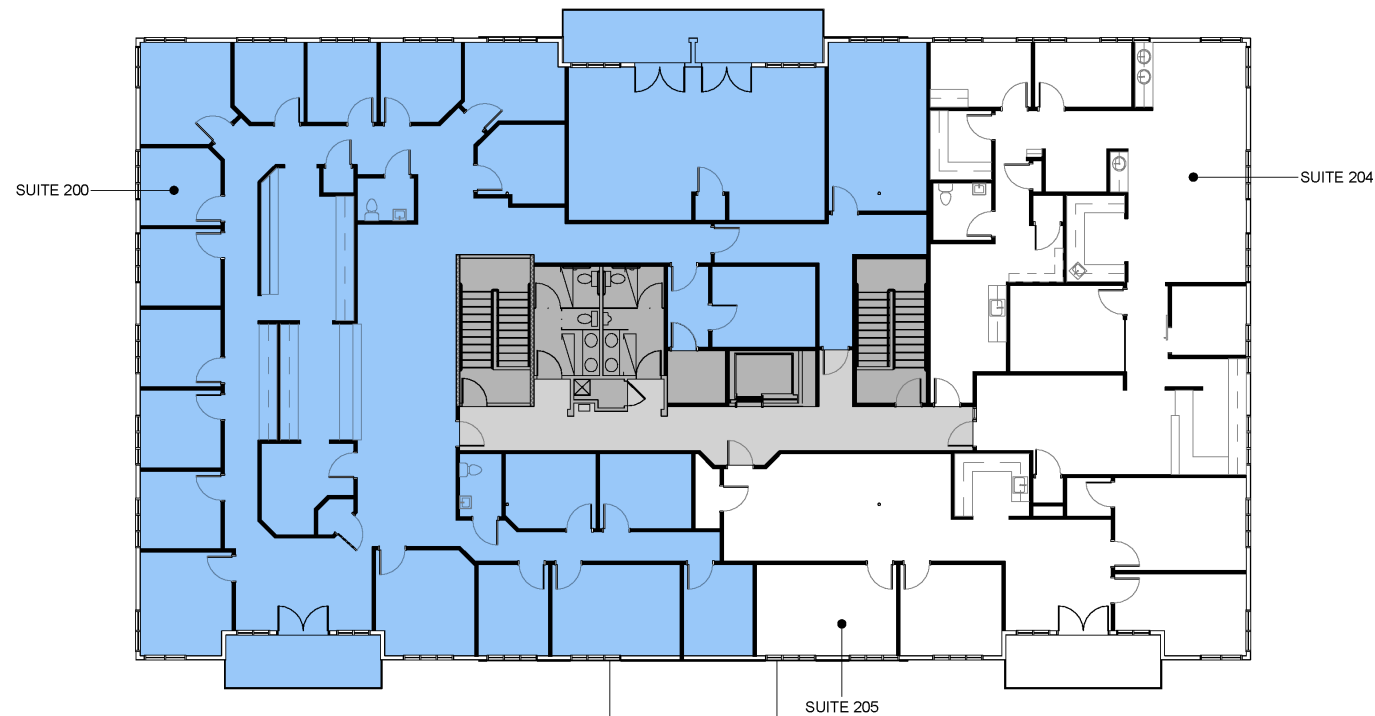
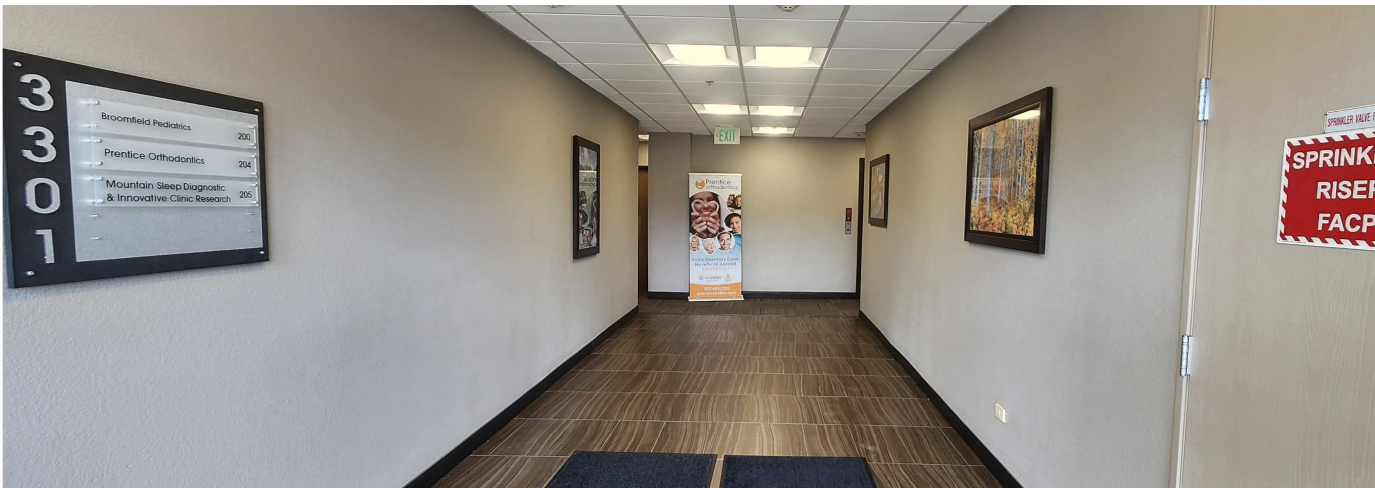
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3301 West 144th Avenue

Broomfield, CO 80023

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3301 is the northernmost building at the Broomfield Professional Campus.

The entire first floor is one leased premises and has been continuously occupied by childrens education or treatment services for a number of years.

Upstairs are three large suites that have been occupied by medical office users during current ownership's tenure.

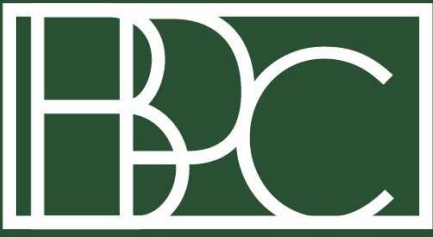
NNN estimate: \$14.96/RSF/yr

SUITE 200: Former Pediatric Clinic

Size: 5,976 RSF

Base Rent: \$22/RSF/year

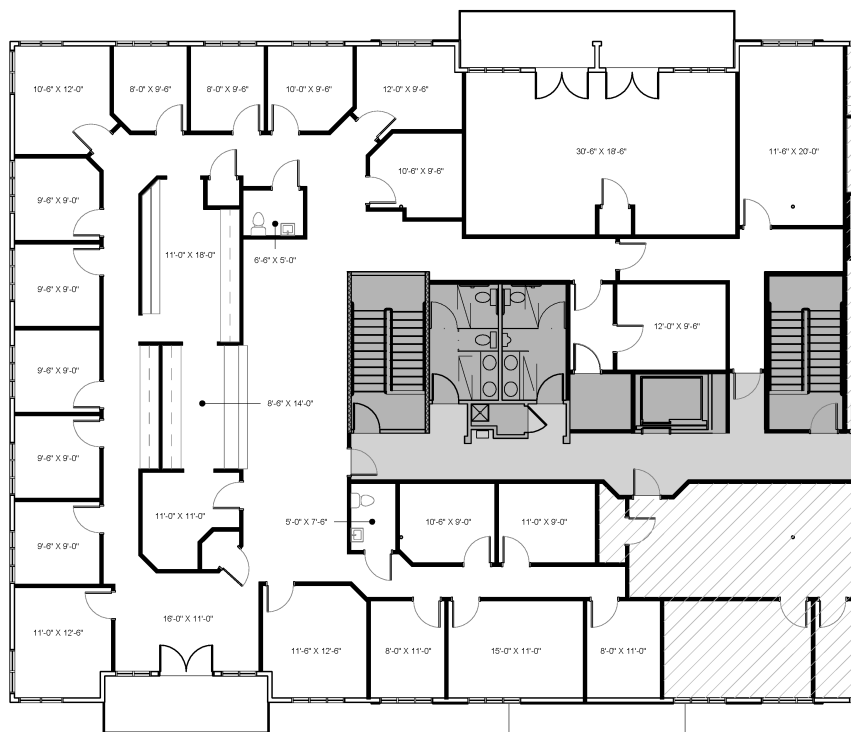
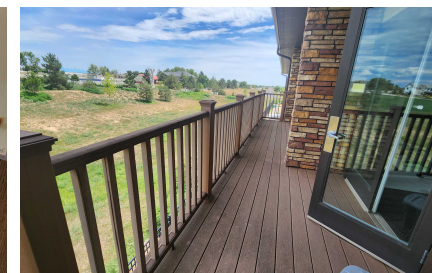
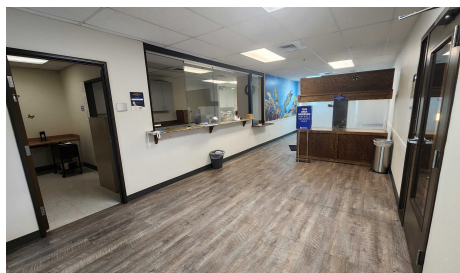
Minimum Term: 5-years



3301 West 144th Avenue, Suite 200

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Former Pediatrics Clinic Available

The prior tenant in this space was running a bustling pediatrics clinic up until June 2025. They left behind a thoughtfully designed medical clinic that will work well for the majority of healthcare providers.

Taking up the majority of the 2nd floor, this suite includes a spacious lobby, enclosed reception, nurses station, 19 treatment rooms/offices, two private restrooms, large break room, large storage room, additional storage spaces, and two balconies.

- 5,796 RSF
- \$22 per RSF annually
- \$14.96 NNN estimate
- 5-year minimum term

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