



**FOR LEASE 14,376 SF**

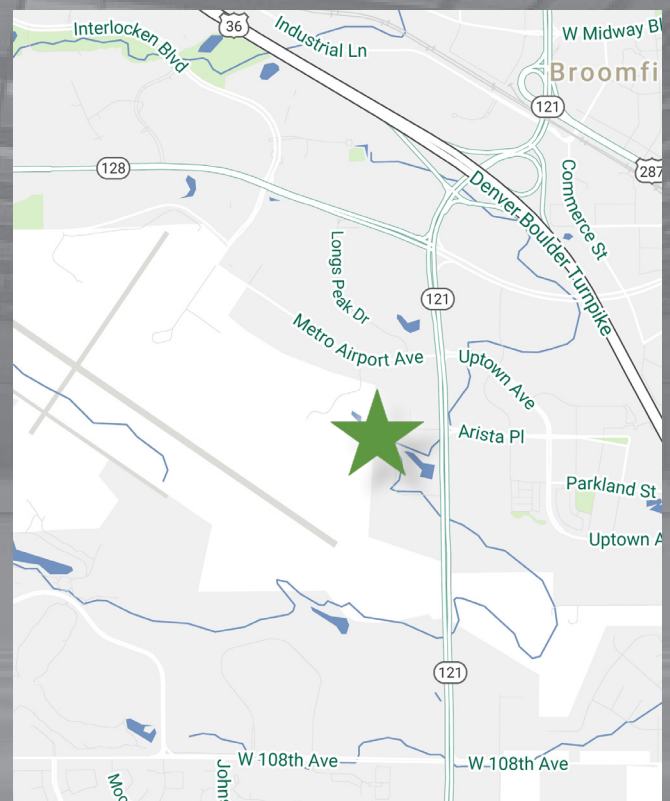
## Skyway Corporate Center - Building C

8835 W. 116th Circle, Suite A, Broomfield, Colorado 80021

Skyway Corporate Center is a master planned business park located on Wadsworth Blvd. in the heart of metro Denver's dynamic northwest market. The project offers contemporary architectural design in a beautiful natural setting for a broad mix of professional, technical, light industrial and showroom commercial users. This project is strategically located off of US Highway 36 (Denver-Boulder Turnpike) and adjacent to Arista, Rocky Mountain Metropolitan Airport (formerly Jeffco) and Interlocken.

### Highlights

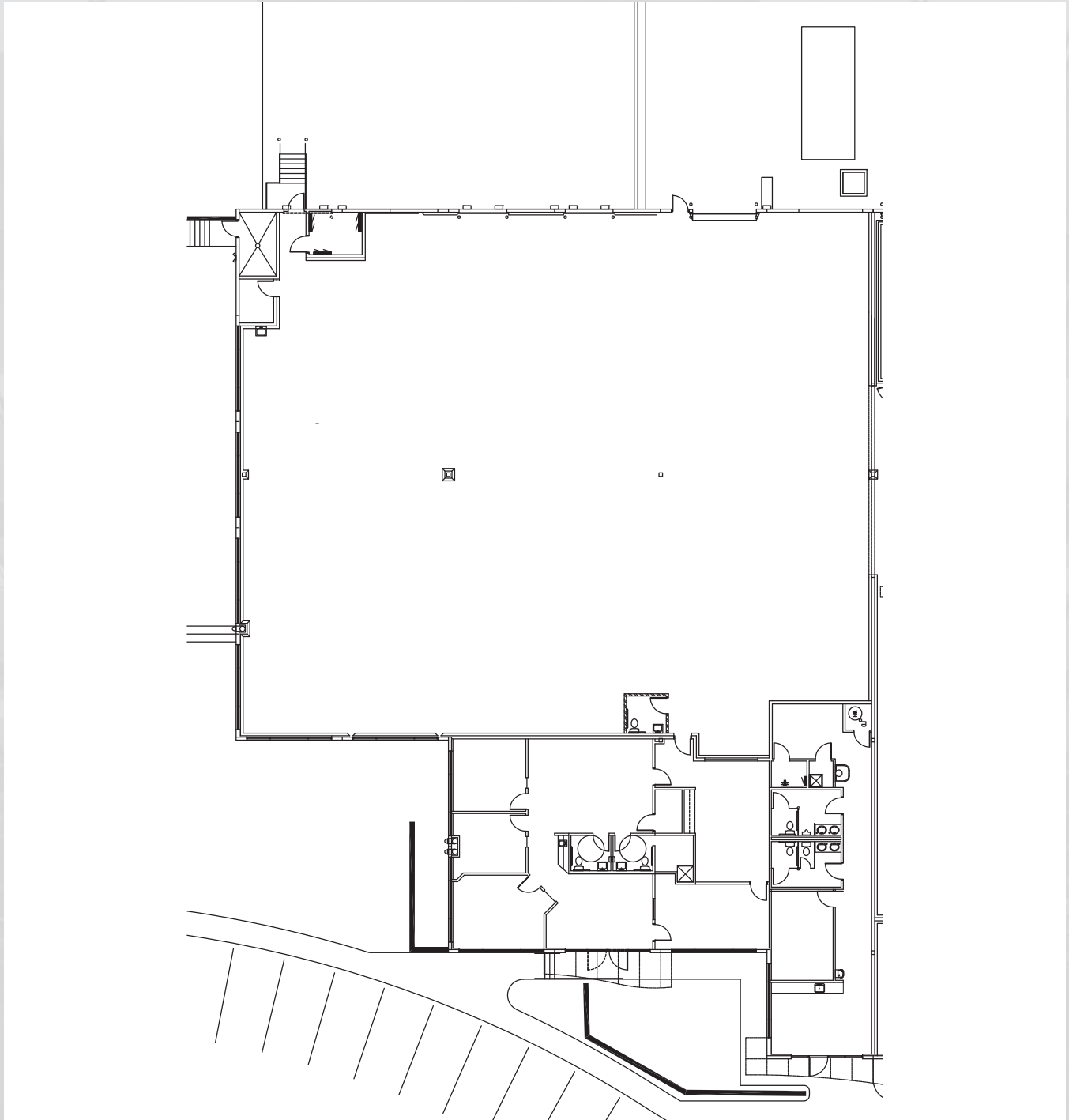
- Available SF:** ±14,376 SF
- Office SF:** Approximately 20%
- Parking:** 4:1,000
- Loading:** 2 Dock High Doors (with levelers) / 1 Drive-In door (10' x 12')
- Clear Height:** ±18'
- Power:** Heavy power, 480 volt, 3 phase (to be verified by an electrician)
- Zoning:** I-1 PUD (City of Broomfield)
- 2026 CAM:** \$7.45/SF (estimate)
- Base Rent:** \$13.95/SF NNN



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## Space Plan

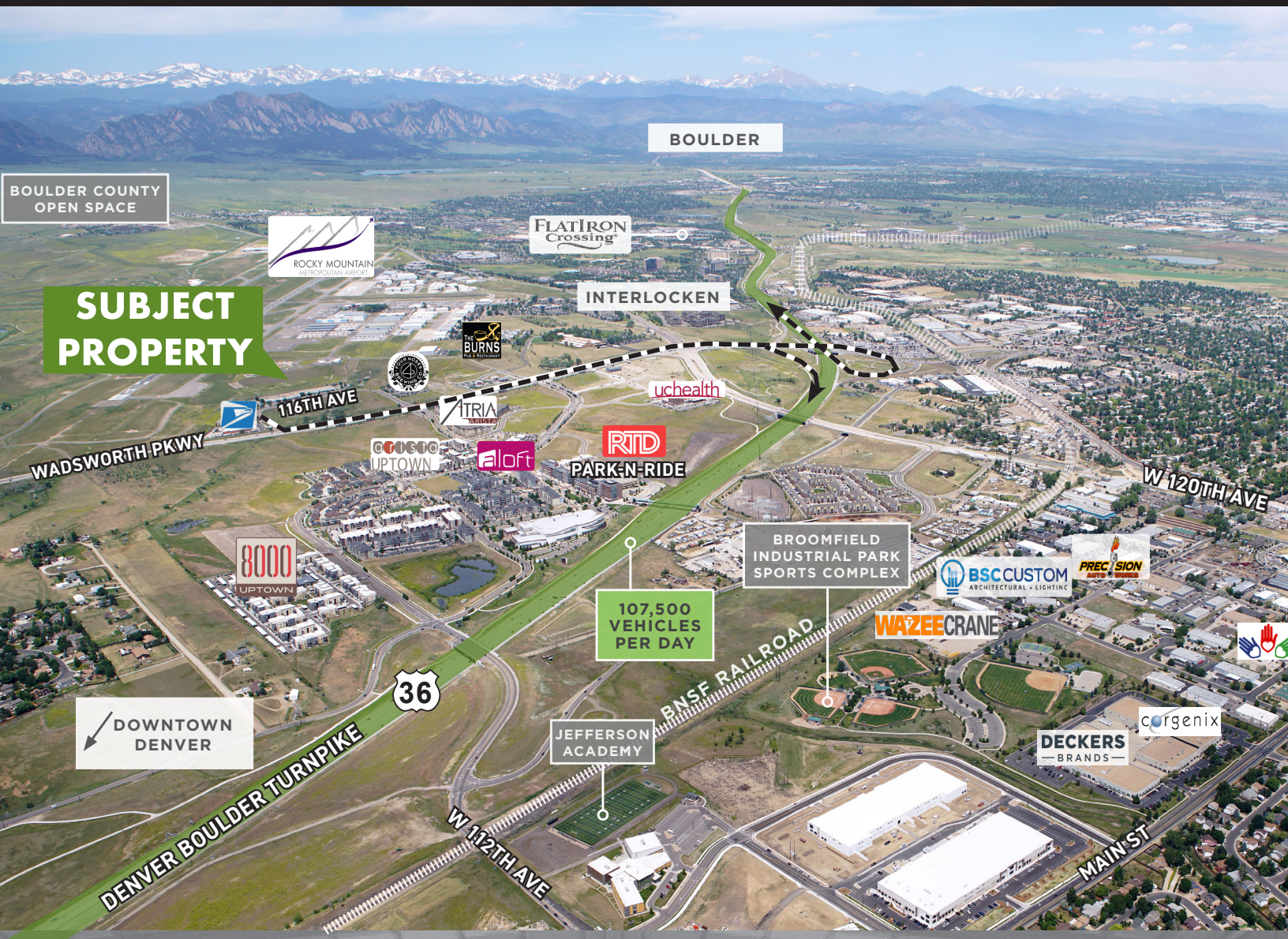


- End-cap unit with lots of natural light
- Heavy power, 480 volt, 3 phase



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## Broker Contact

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