

For Lease
2 Garden Center | Broomfield CO 80020



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Lease Rate: \$25/FT

Lease Type: MG (Utilities included in lease rate)

OpEx: \$9.94/FT

First Floor: 7,804 SF

First Floor Clear Height: Approx 14"

Basement: 2,794 SF

Total SF: 10,598

City / County: Broomfield

Zoning: B-1

Property Tours: Contact Broker

Highlights:

- **Turnkey Ground-Floor Infrastructure:** Features a built-in drive-up and canopy—ideal for financial services, drive-thru retail, urgent care, or high-visibility office space.
- **Unmatched Commuter Access:** Located directly off the US-36 (Boulder Turnpike) and Highway 121 (Wadsworth Boulevard) interchange for smooth employee and client travel.
- **Strategic Regional Hub:** Positioned just 15 minutes from Boulder and 20 minutes from Downtown Denver, giving you equal access to both major labor markets.
- **Thriving Business & Retail Corridor:** Minutes from Interlocken Business Park, Flatirons Regional Mall, and Rocky Mountain Metropolitan Airport for effortless dining, shopping, and executive travel.
- **Permitted B-1 zoning uses include but not limited to:** religious facilities, medical and dental laboratories, offices and clinics, municipal buildings, personal service shops, public and private schools, indoor theaters and commercial recreation, sit-down restaurants, retail stores, public utility installations, and parking facilities.

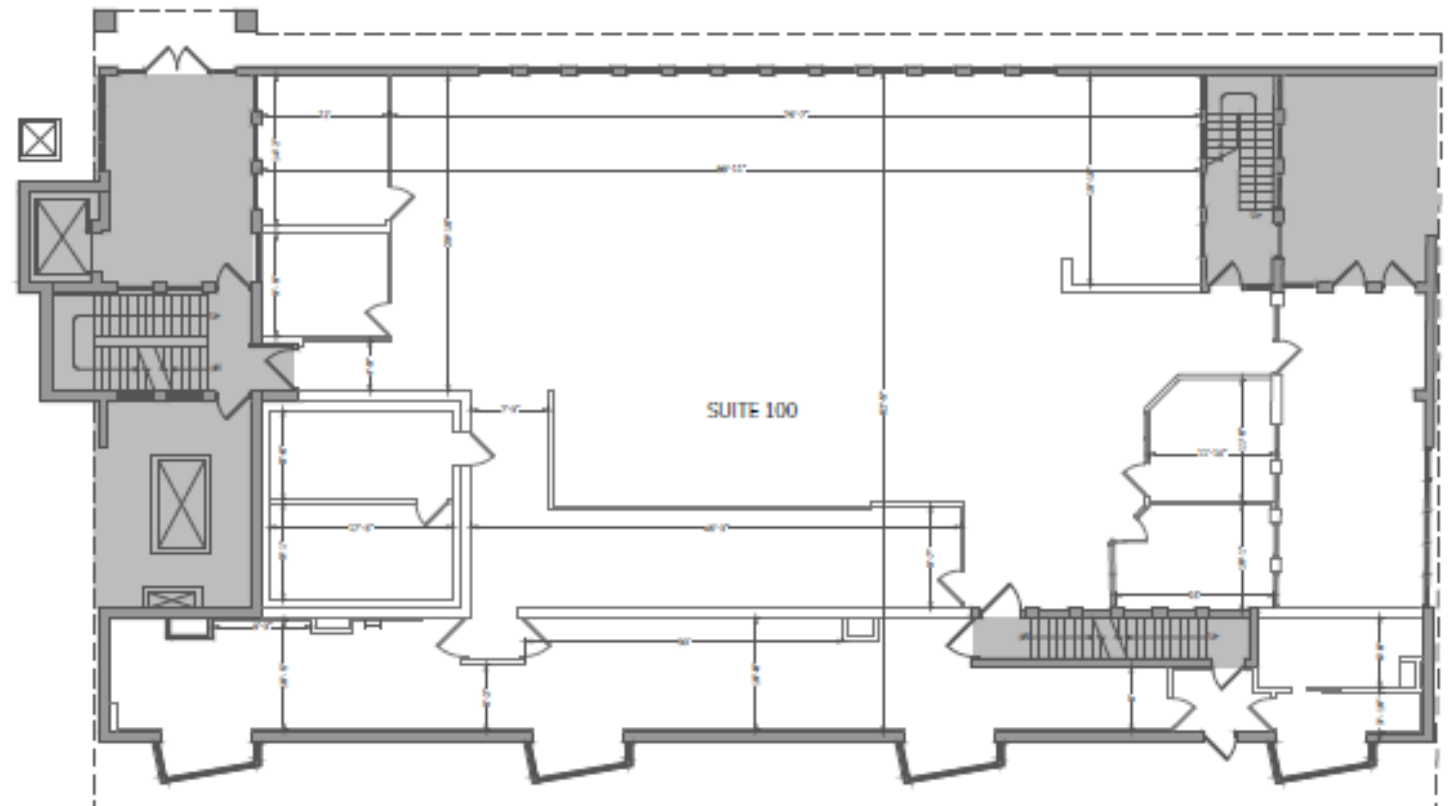


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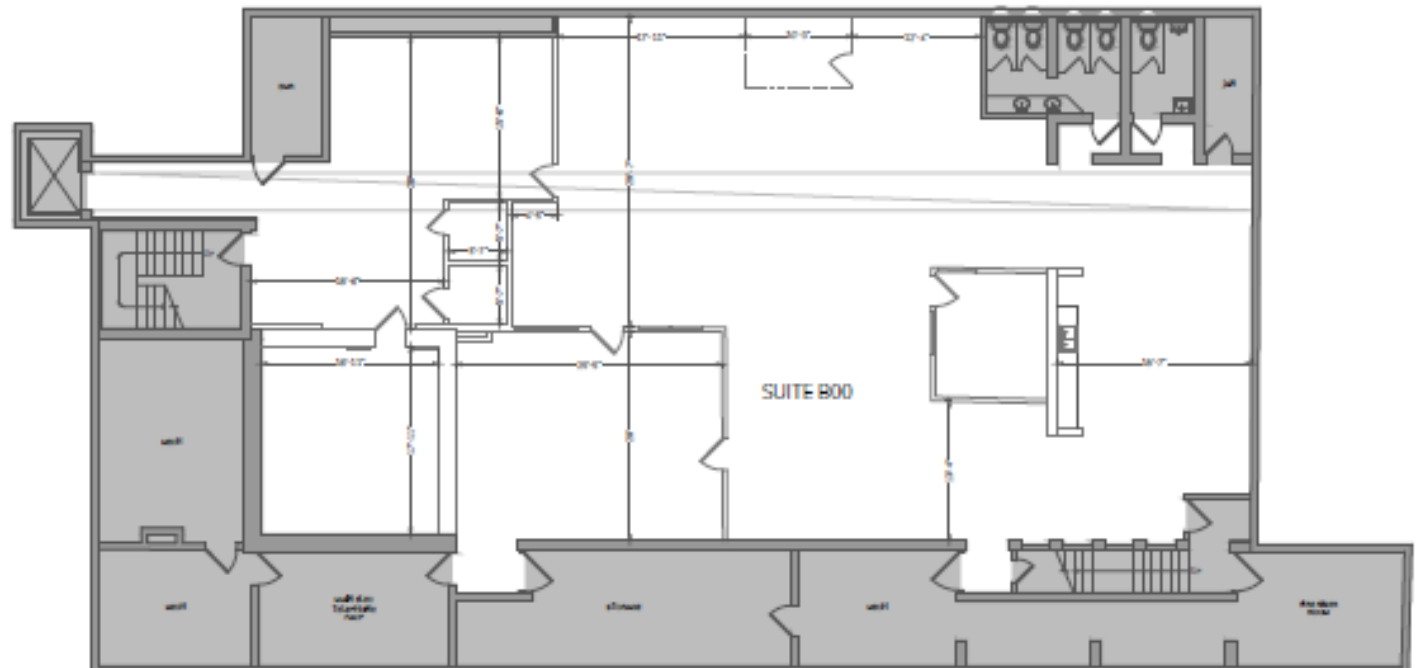


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Basement

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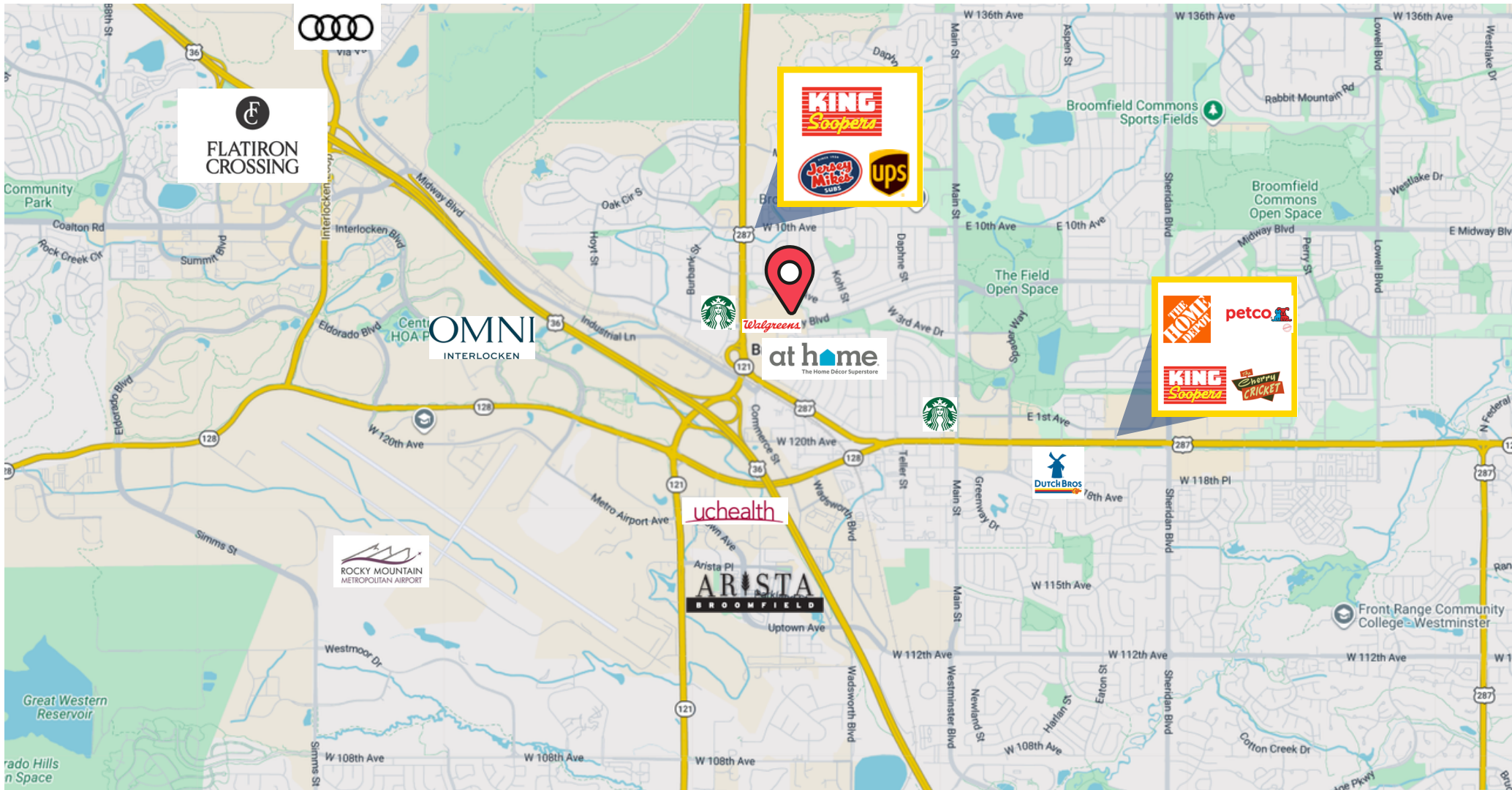
Parcel Map

W Midway Blvd

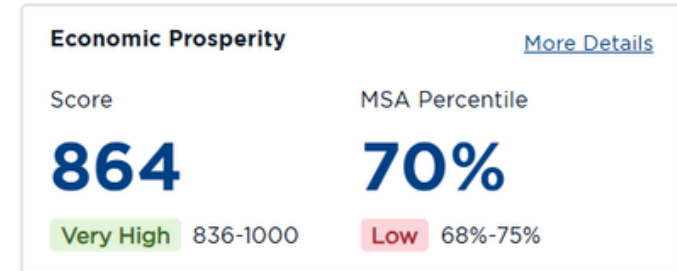
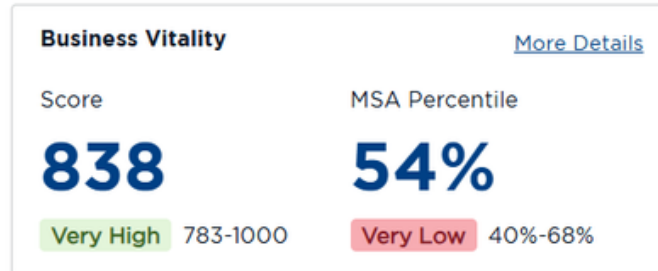
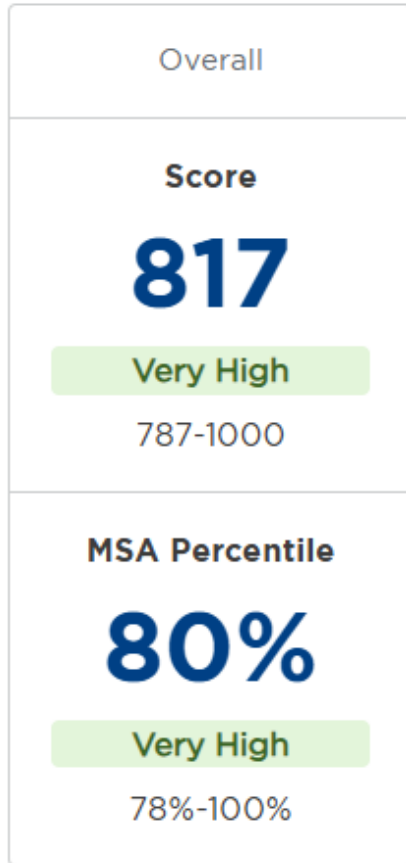


Location:

Ongoing area development in Broomfield continues to enrich the local amenity base for both tenants and residents. 2 Garden Center is exceptionally well-positioned, centrally located between Flatiron Mall to the north, Arista Town Center to the south, and a robust retail corridor along CO-287 to the east. For corporate travel, Rocky Mountain Regional Airport is just a two-minute drive away.



Commercial Location Score



Ideally situated at the heart of the Denver-Boulder innovation corridor, Broomfield gives companies direct access to a highly educated, top-tier talent pool within a dynamic, pro-business environment. Its seamless regional connectivity, modern infrastructure, and exceptional outdoor quality of life make attracting and retaining elite workforce talent effortless. By blending cost efficiency with powerful economic momentum, Broomfield stands out as the premier launchpad for forward-thinking enterprises looking to scale and succeed.

Source: MoodysCRE.com