








GENERAL OR MEDICAL OFFICE FOR LEASE/SALE

1008 Depot Hill Road, Broomfield, CO 80020

In the heart of Central Broomfield, an excellent office space is available for lease or sale. This first-floor unit boasts ample natural light with its multitude of windows and offers exceptional parking facilities. The office space, known as Unit 100, spans approximately 4,520 rentable square feet (RSF). This flexible leasing opportunity in the bustling Broomfield area presents a great prospect for businesses looking for a versatile workspace. Formerly a school, this space is flexible for many users. Zoning allows for medical which may be the best opportunity for an owner/user.

FEATURE HIGHLIGHTS

-  Parking
-  Medical Office Permitted
-  Lots of Windows
-  Potential Extra Storage
-  Near Restaurants

PROPERTY OVERVIEW

| | |
|-----------------------|---|
| SUITE 100 | 4,496 RSF* |
| SALE PRICE | \$1,395,000 (\$154.31/SF) |
| LEASE RATE | \$10.00/RSF NNN (1st year of 3-5 year lease) |
| EXPENSES (EST) | \$7.00/RSF |
| AVAILABLE | Immediately |
| LEASE TERM | 3 - 5 Years |
| PARKING | Ample on-site |
| ZONING | DT-5 |

*Source - Landlord

FOR MORE INFORMATION:



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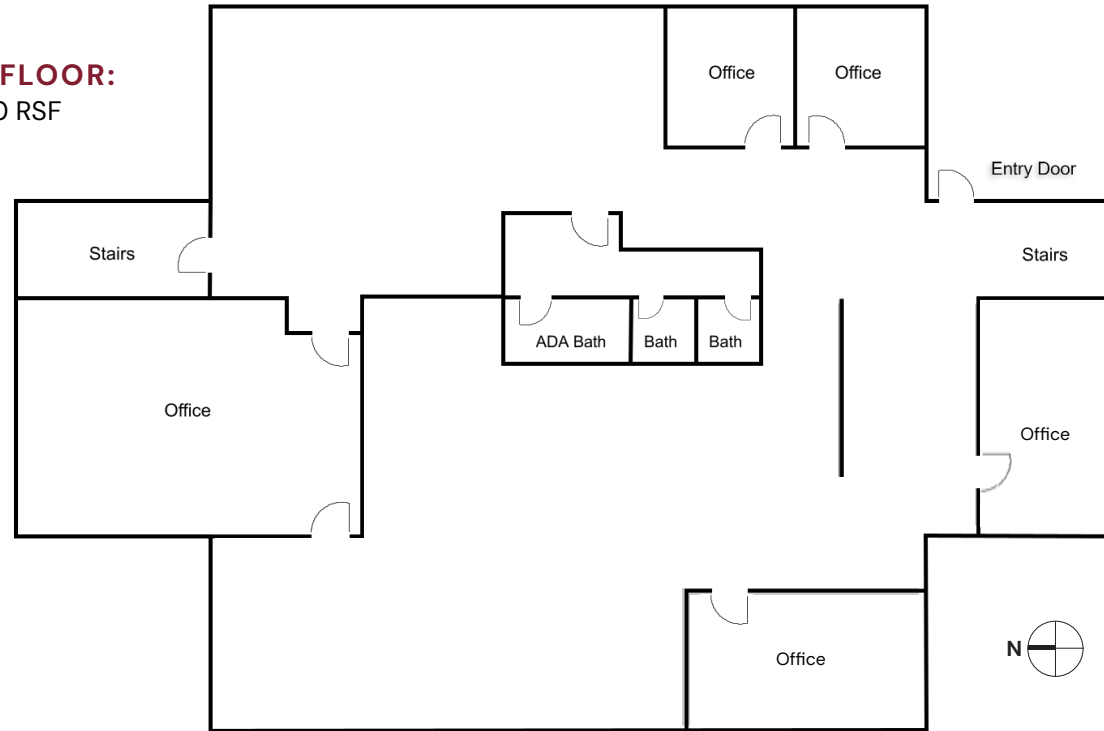
ROCKY MOUNTAIN
METROPOLITAN AIRPORT

INTERLOCKEN
BUSINESS PARK



PROPERTY FLOOR PLAN

1ST FLOOR:
4,520 RSF



PROPERTY LOCATION

