



# 1 Park Street

Broomfield, Colorado 80020

For Sale

Investment Property | Owner User  
Building 1 - \$2,800,000.00

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COMMERCIAL DIVISION



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# Details

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## Building Details

<b>Listing Price Building 1</b>	\$2,800,000.00
<b>Price per sq/ft</b>	\$193.00
<b>Zoned</b>	I-1; Colorado Enterprise Zone; possible uses include research, medical facility, indoor recreation, church, warehouse, distribution or other similar
<b>Building Sq/Ft</b>	14,462 sq/ft
<b>Year Built</b>	1969; renovated 2022
<b>Property Taxes 2025</b>	Approx. \$69,908.00
<b>In Place Gross Income</b>	\$153,000 (Cell Tower and Unit E Leases)
<b>Proforma</b>	\$330,000 gross income (Fully Leased)
<b>Clear Height</b>	10-12 Feet
<b>Loading</b>	3 Dock-Height; Drive-In can be added
<b>No. of parking spaces</b>	2.08/1,000; newly resurfaced lot; New ADA ramp
<b>Cell Phone Tower</b>	Annual Income of \$18,480 (Leased to Verizon through 2042, 10% escalation every 5 years, 2027 to increase \$20k)
<b>Unit E</b>	NNN Lease to LogRythm through 8/31/2028, with \$0.50 escalations
<b>Electrical</b>	400 Amp   120/208 Volt   3 Phase,
<b>Condo OA Dues</b>	\$10,000.00 Includes: water, insurance, administrative fees
<b>Improvements</b>	Include exterior paint, landscaping, parking lot resurfaced, new roof, remodeled restrooms with showers, full kitchen/break room



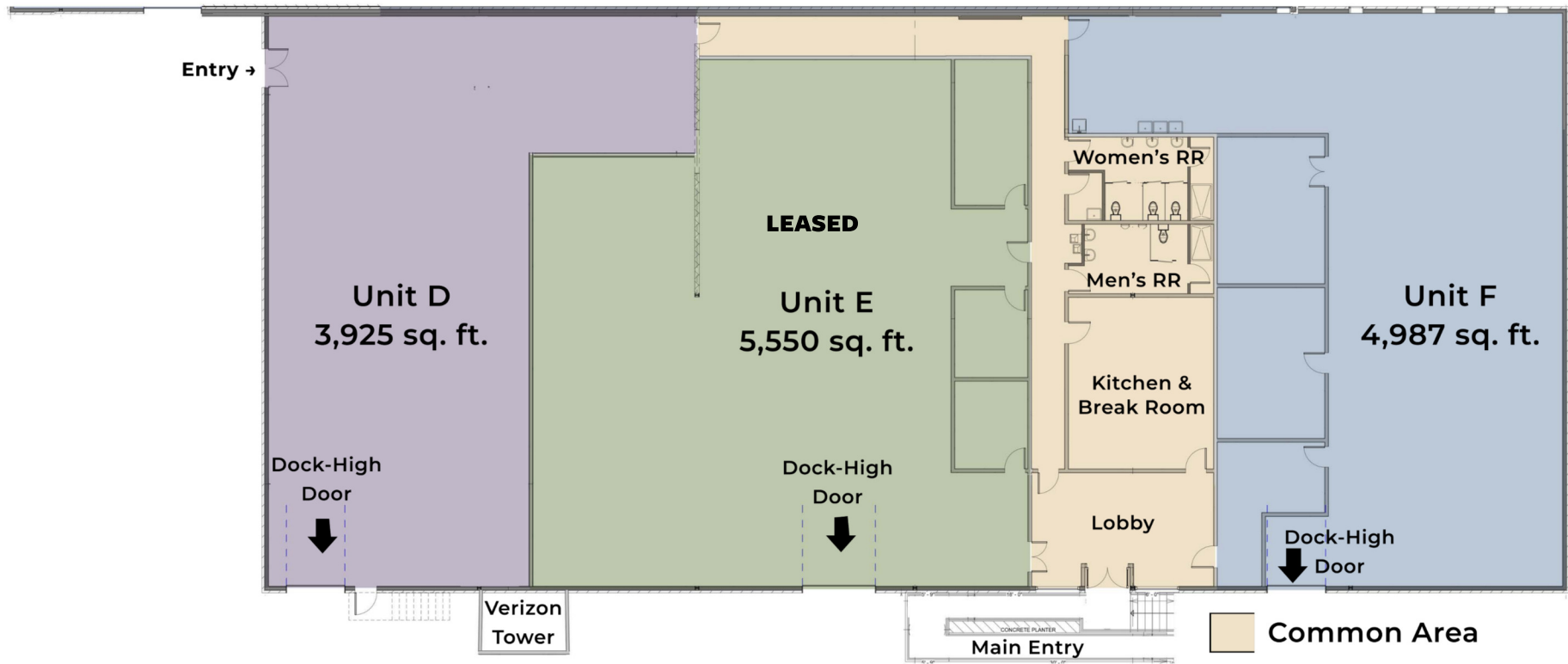
Unit B



Unit D

# Floorplan

## Building 1





Warehouse Unit F



Lobby



Warehouse Unit E