



1 Park Street

Broomfield, Colorado 80020

Year 1 Introductory Rate \$8.00 - \$9.00 Sq/Ft



Industrial / Flex Space for Lease

Ideal for Food Distribution Facility



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Summary

Unit F 4,987 sq/ft Year 1 Introductory Rate \$9.00 NNN | Year 2 is \$13.00 NNN
Year 3 is \$14.00 NNN (3 Year Minimum Lease Term)

Unit D 3,925 sq/ft Year 1 Introductory Rate \$8.00 NNN | Year 2 is \$11.00 NNN
Year 3 is \$12.00 NNN (3 Year Minimum Lease Term)

3% Annual Increase Thereafter

Expenses \$7.95 (not including utilities)

- Clean warehouse space with Dock-High Loading, 14' clear height ceiling.
- Unit D is ideal for small food distribution facility.
- Private entrance and/ or access via main lobby.
- Renovated common lobby, break room, and restrooms with showers.
- 120/208 volts 3 phase with (2) 400 amp main disconnects
climate control, fire sprinklers.
- New roof, resurfaced parking lot, new entry, landscaping.

Lobby



Suite F

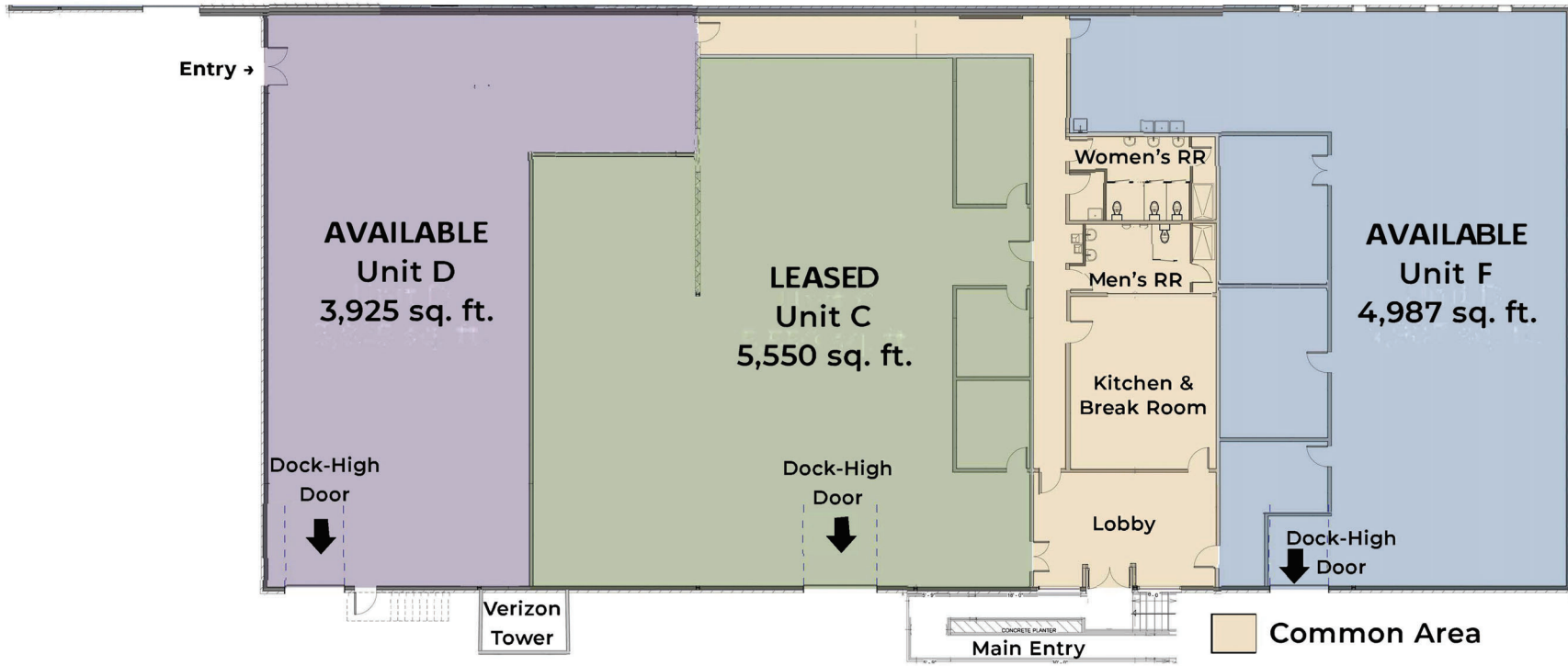


Suite F



Suite D





AVAILABLE
Unit D
3,925 sq. ft.

LEASED
Unit C
5,550 sq. ft.

AVAILABLE
Unit F
4,987 sq. ft.

Women's RR

Men's RR

Kitchen &
Break Room

Lobby

Entry →

Dock-High
Door
↓

Dock-High
Door
↓

Dock-High
Door
↓

Verizon
Tower

CONCRETE PLANTER
Main Entry

Common Area