



Year 1 Introductory Rate
Call Brokers for Details

OFFICE / MEDICAL SPACE
FOR LEASE

1022 Depot Hill Road, Broomfield, CO 80020

PROPERTY OVERVIEW

SUITE 200	4,046 RSF (full floor)
LEASE RATE	\$9.50/RSF NNN – Year 1 Introductory \$17.00/RSF NNN – Year 2
AVAILABLE	Immediately
EXPENSES (EST)	\$7.50/RSF
PARKING	2.6/1,000
ZONING	PUD

Discover 4,046 square feet of turnkey, full-floor space in the heart of Broomfield, along the Boulder/Denver Corridor. Built out with refined medical-office finishes — exam rooms, nurses’ station, reception, and multiple private offices — the suite is move-in ready for a healthcare or clinical tenant, and adapts easily to general office, professional services, wellness, or therapy use. A Year 1 introductory rate of \$9.50/RSF NNN gives a new tenant runway to ramp up or fund a buildout before stepping to the standard \$17.00/RSF NNN in Year 2. With immediate access to Highway 287 and US-36, ample parking, and restaurants and retail within walking distance, this is a rare full-floor opportunity in a high-visibility, amenity-rich location.

FEATURE HIGHLIGHTS

-  Near Bike Path
-  On Bus Route
-  Near Restaurants

FOR MORE INFORMATION:



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Strategic Accessibility

Strategically positioned with immediate access to Highway 287 and US 36, this property caters to businesses of all types, ensuring seamless connectivity for clients, customers, and employees.

Flexible Design

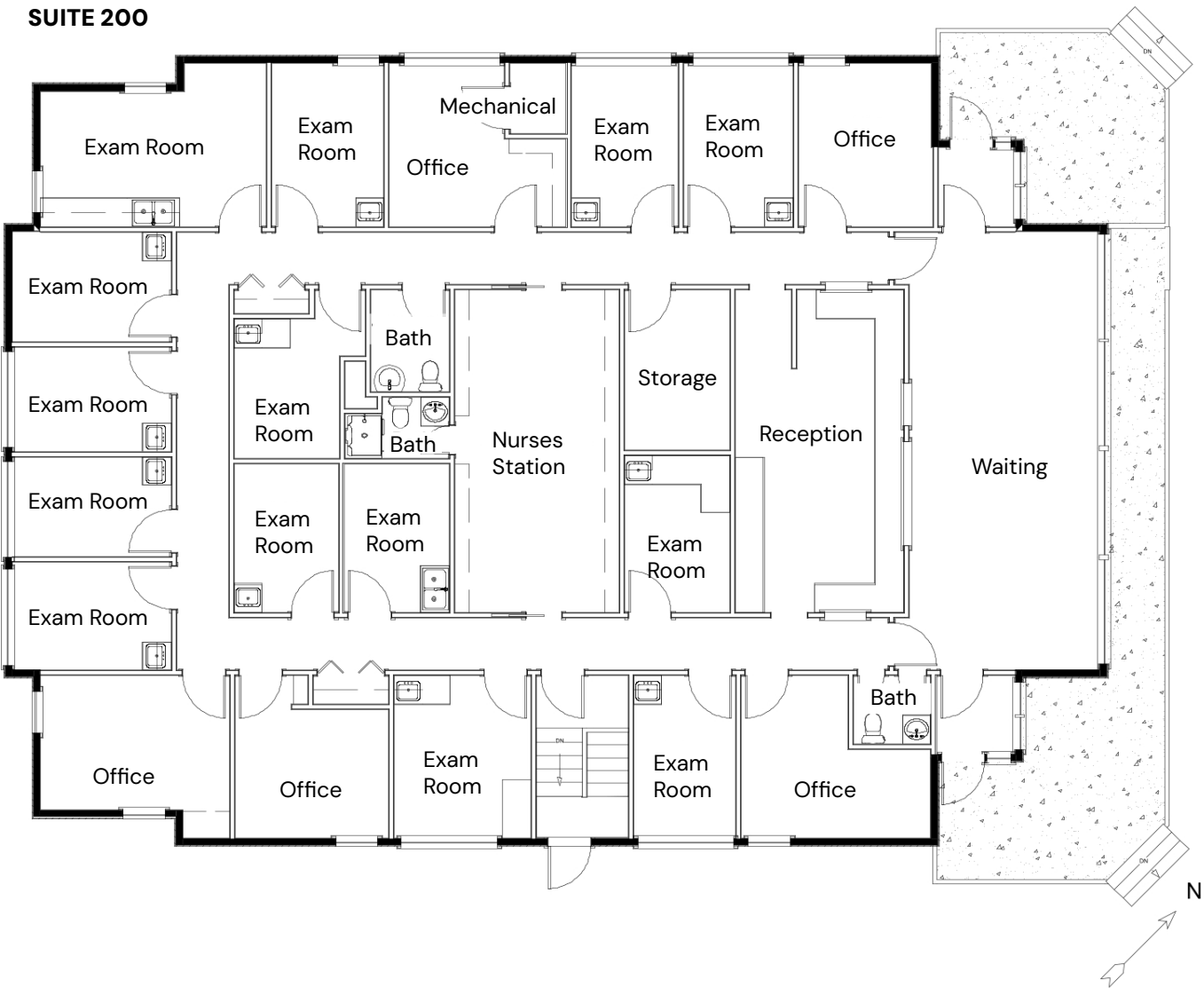
The property accommodates diverse business needs, featuring refined medical office finishes on the upper floor.

Features & Amenities

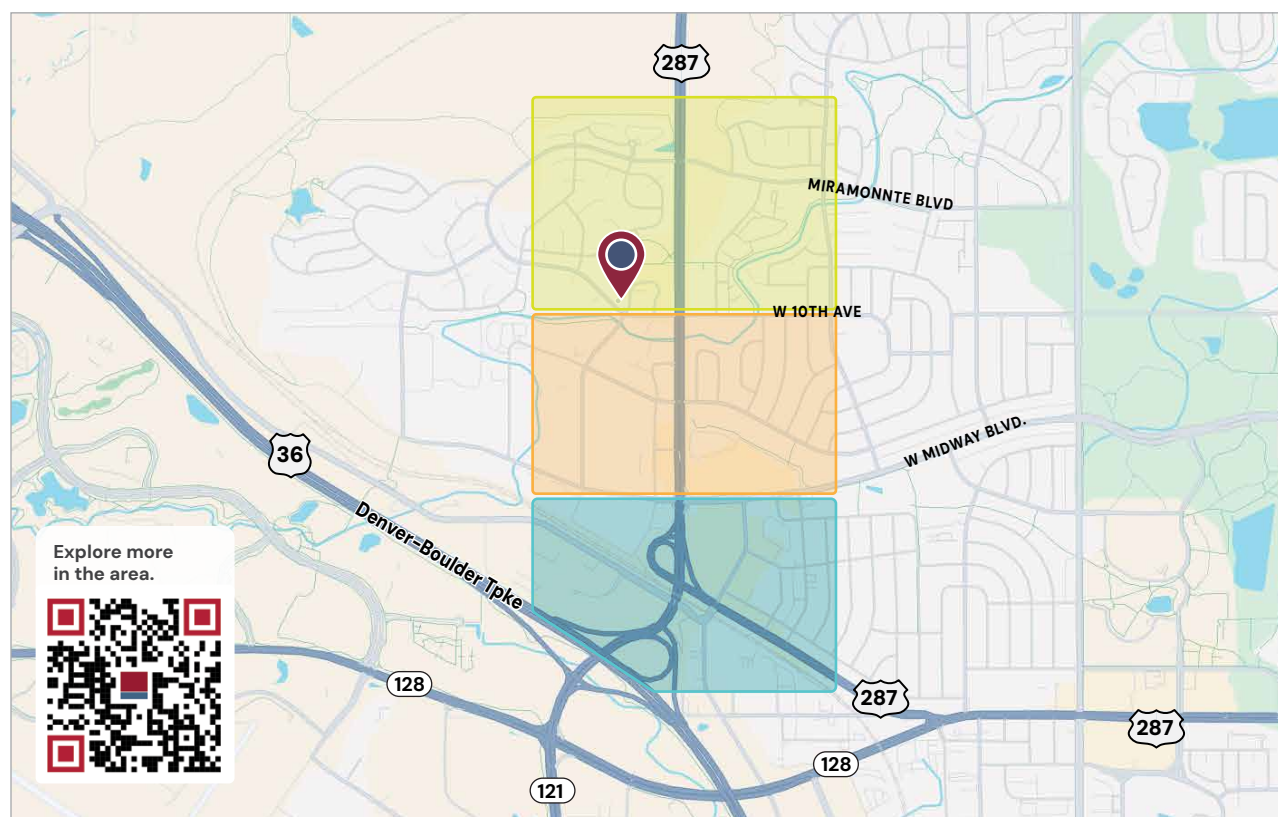
- Ideal Business Location along Denver/Boulder Corridor
- Ample Parking
- Medical Office Finish



PROPERTY FLOOR PLANS



PROPERTY LOCATION



Explore more in the area.



1



2



3



