

1110 Broomfield Lane

FOR LEASE



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## Property Notes:

Brand new construction ready to be the new home for your business. Subdivisible into ~4,500 SF units, or available as the whole building. Building square footage includes a 5,300 SF mezzanine. Heavy power and fully sprinkled, this space is ready to go. Contact Broker for more info.

**Asking Rent:**

**\$0.00 NNN**

**Building Size:**

**18,284 SF**

**Clear Height:**

**21 Feet**

**Lease Term:**

**Negotiable**

**Available Space:**

**~4,500-18,284 SF**



## Property Description

Now available for lease, this brand new 18,284 square foot flex building offers exceptional versatility and can be built out to suit nearly any business use. The space may be divided into units as small as approximately 4,500 square feet, providing flexible options for any size business.

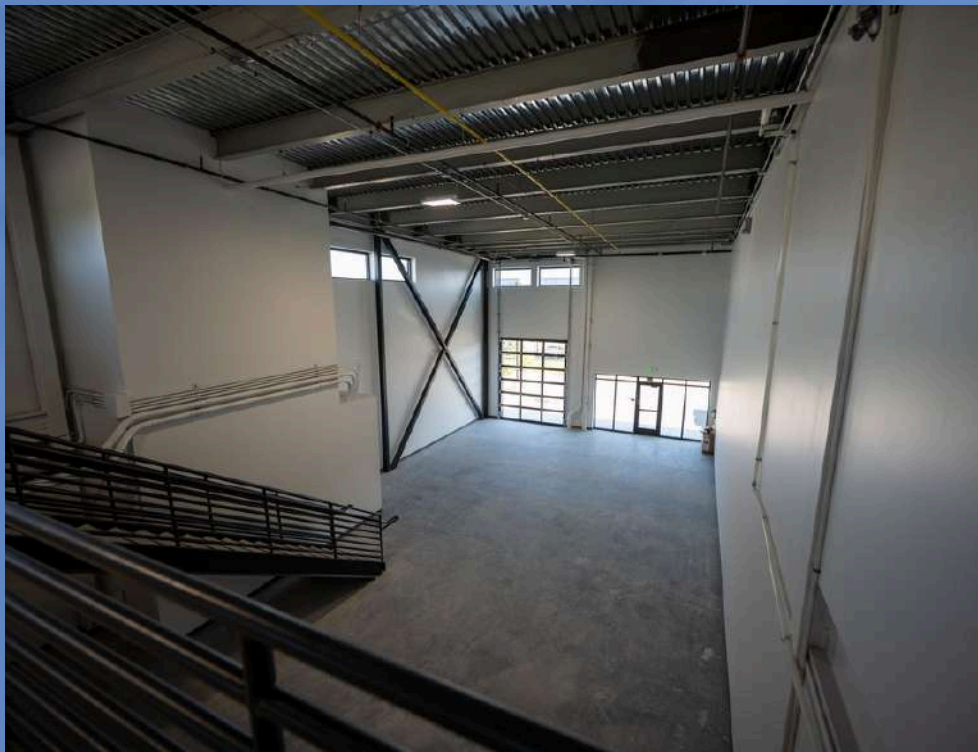
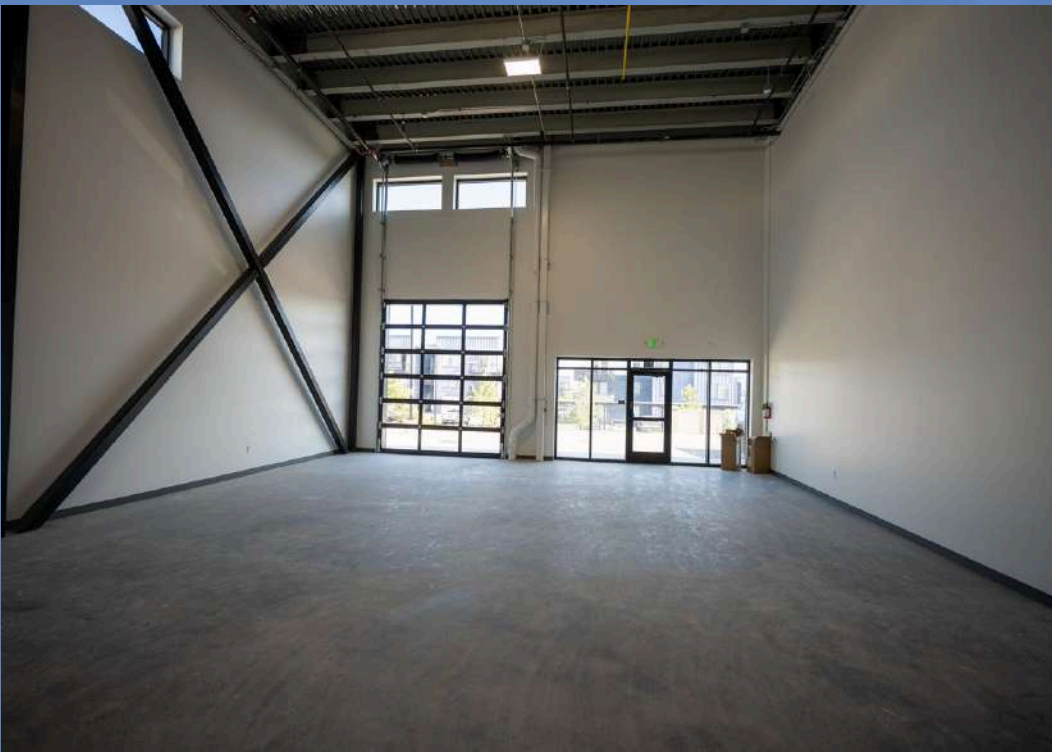
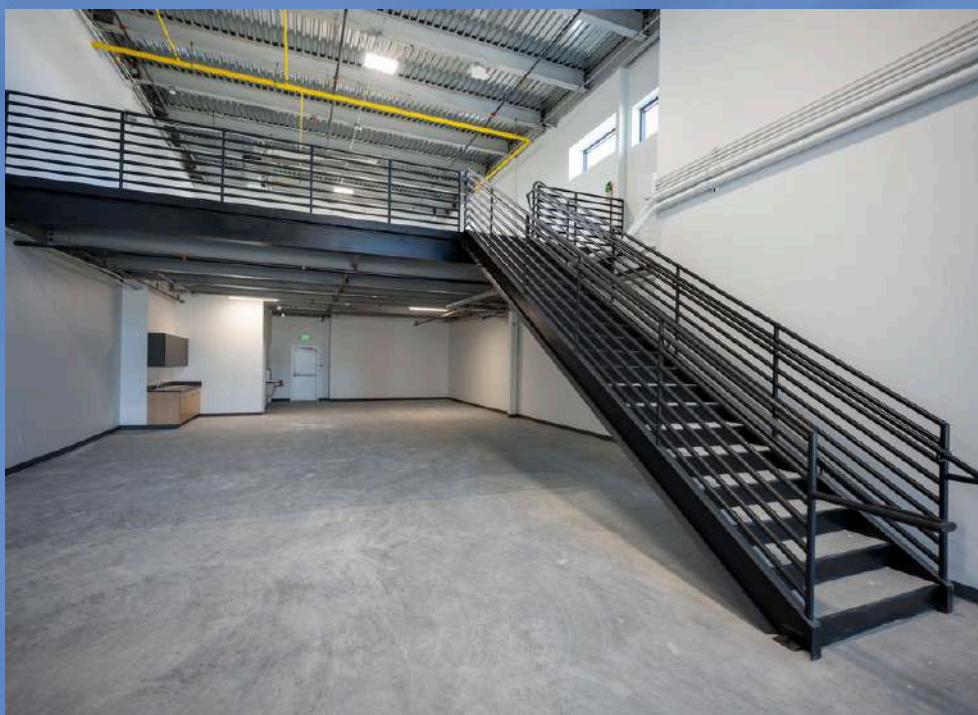
The building is designed to accommodate a wide range of uses including office, light industrial, showroom, R&D, service, or creative workspace. Floor plans, finishes, and utility configurations can be customized to meet tenant requirements. Drive-in doors to be added where needed.

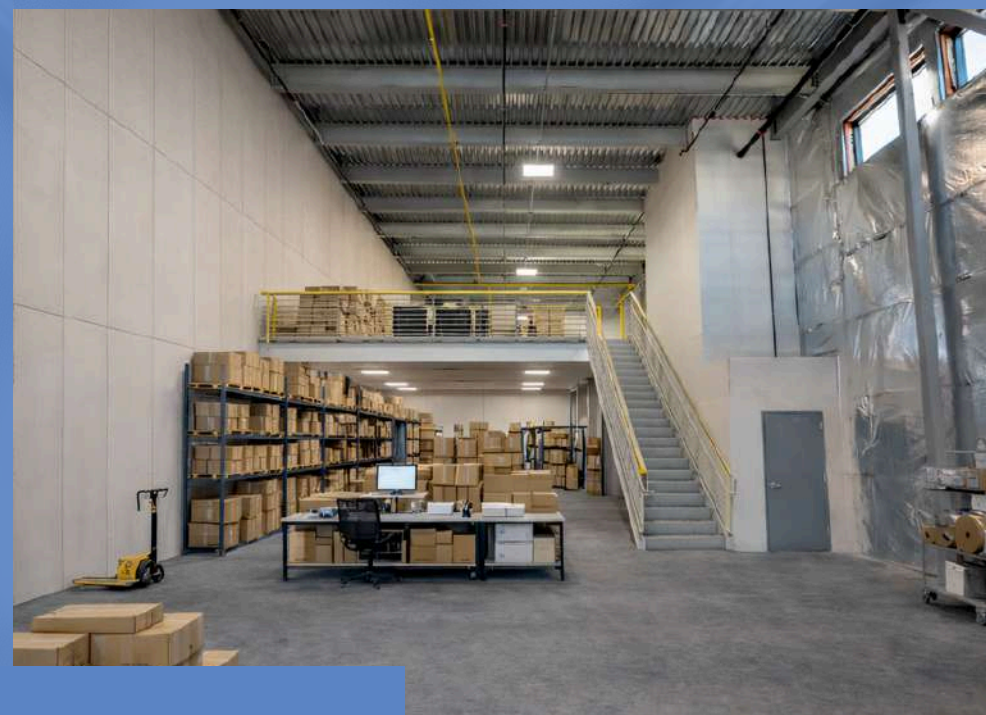
This adaptable flex space is ideal for businesses seeking a modern, customizable facility that can grow and evolve with their operations.

## Location Description

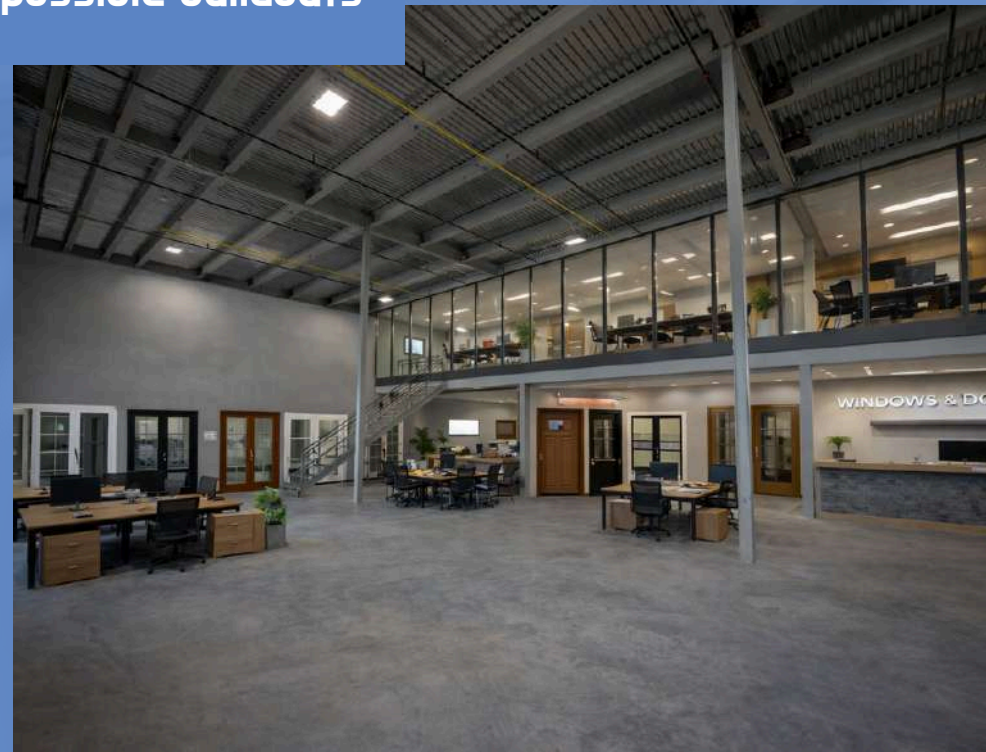
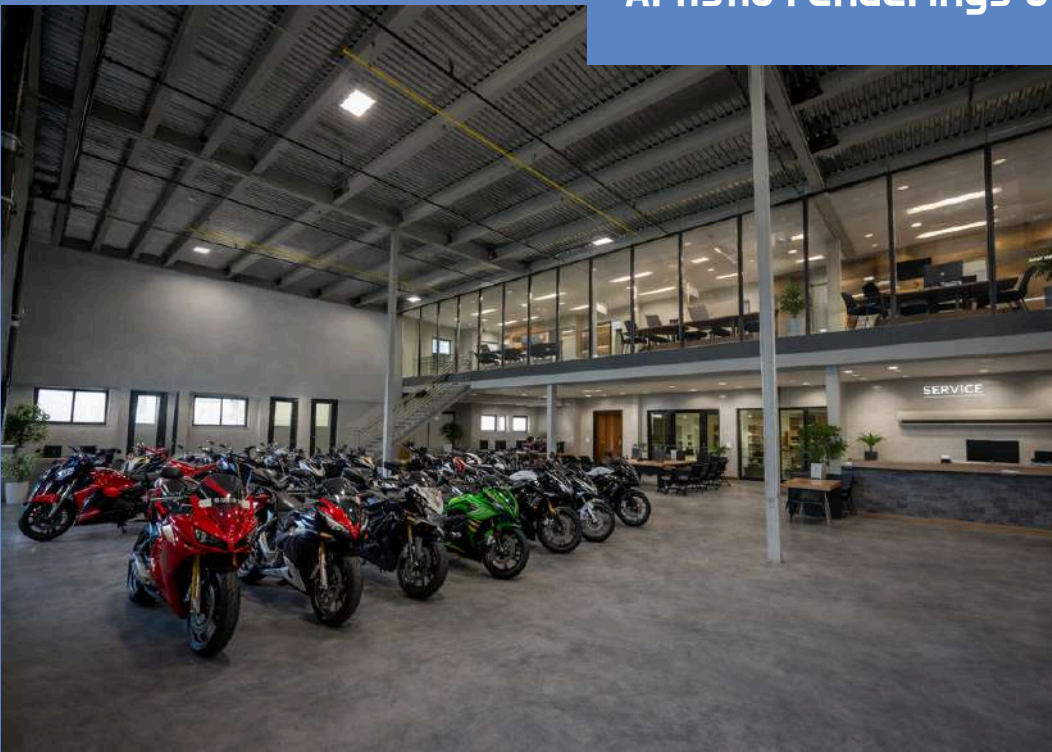
11110 Broomfield Lane is strategically positioned along the Denver-Boulder corridor with convenient access to the region's major transportation routes. The property is located right off US Highway 36, offering direct connectivity between Denver and Boulder, and easy reach of Interstate 25, allowing efficient north-south travel throughout the Front Range.

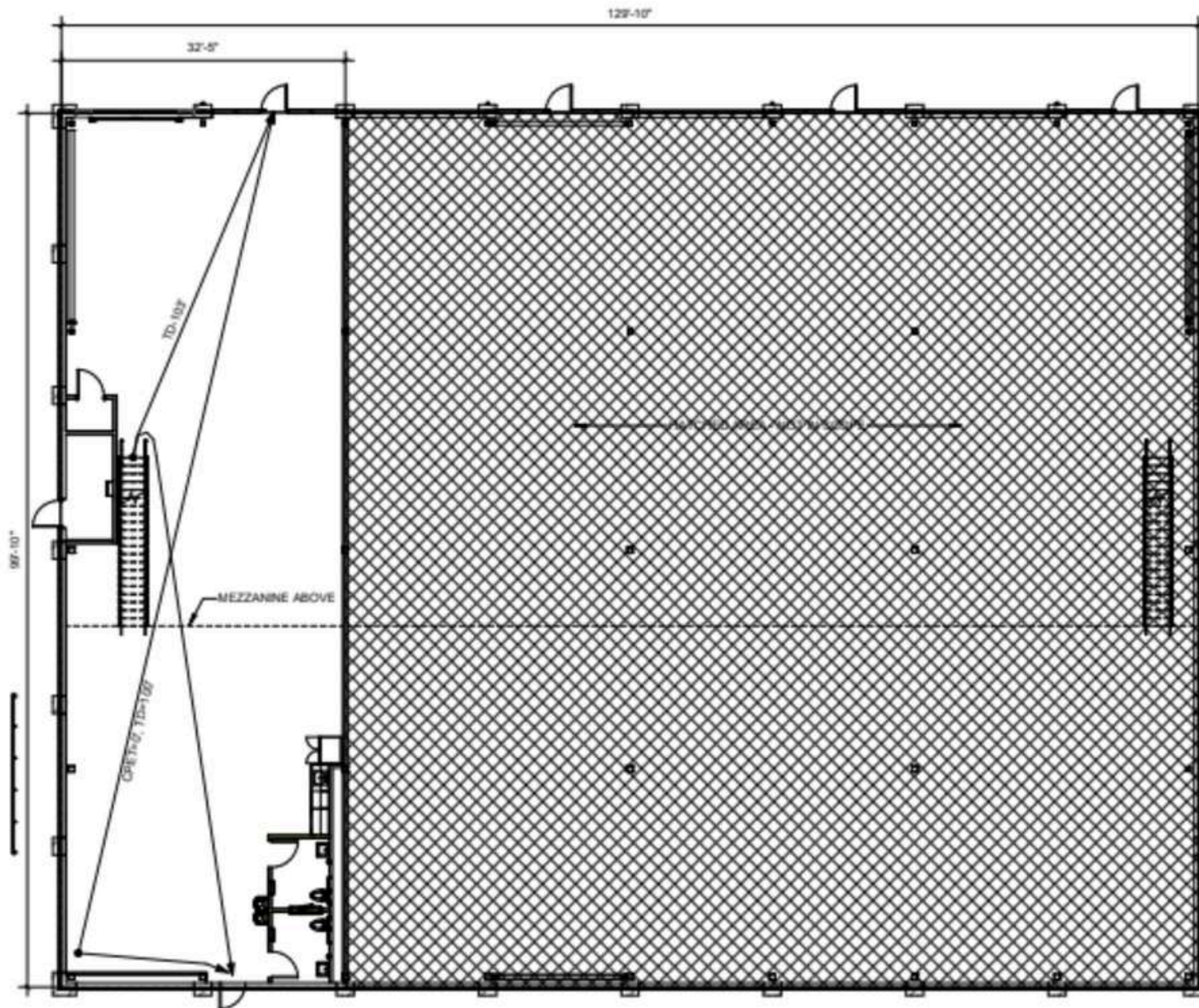
The site benefits from close proximity to a wide range of surrounding retail, dining, and service amenities, providing convenient options for employees and visitors.





Artistic renderings of possible buildouts





Proposed floorplan for ~4,500 SF unit (including 1,300 SF mezzanine).



# Take the Next Step

Contact US



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