



1 Park Street

Broomfield, Colorado 80020

For Sale

Investment Property | Owner User
Building 1 - \$2,825,000.00

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COMMERCIAL DIVISION



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Details

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Building Details

Listing Price Building 1	\$2,825,000.00
Price per sq/ft	\$197.00
Zoned	I-1; Colorado Enterprise Zone; possible uses include research, medical facility, indoor recreation, church, warehouse, distribution or other similar
Building Sq/Ft	14,462 sq/ft
Year Built	1969; renovated 2022
Property Taxes 2025	Approx. \$69,908.00
In Place Gross Income	\$153,000 (Cell Tower and Unit E Leases)
Proforma	\$330,000 gross income (Fully Leased)
Clear Height	10-12 Feet
Loading	3 Dock-Height; Drive-In can be added
No. of parking spaces	2.08/1,000; newly resurfaced lot; New ADA ramp
Cell Phone Tower	Annual Income of \$18,480 (Leased to Verizon through 2042, 10% escalation every 5 years, 2027 to increase \$20k)
Unit E	NNN Lease to LogRythm through 8/31/2028, with \$0.50 escalations
Electrical	400 Amp 120/208 Volt 3 Phase,
Condo OA Dues	\$10,000.00 Includes: water, insurance, administrative fees
Improvements	Include exterior paint, landscaping, parking lot resurfaced, new roof, remodeled restrooms with showers, full kitchen/break room



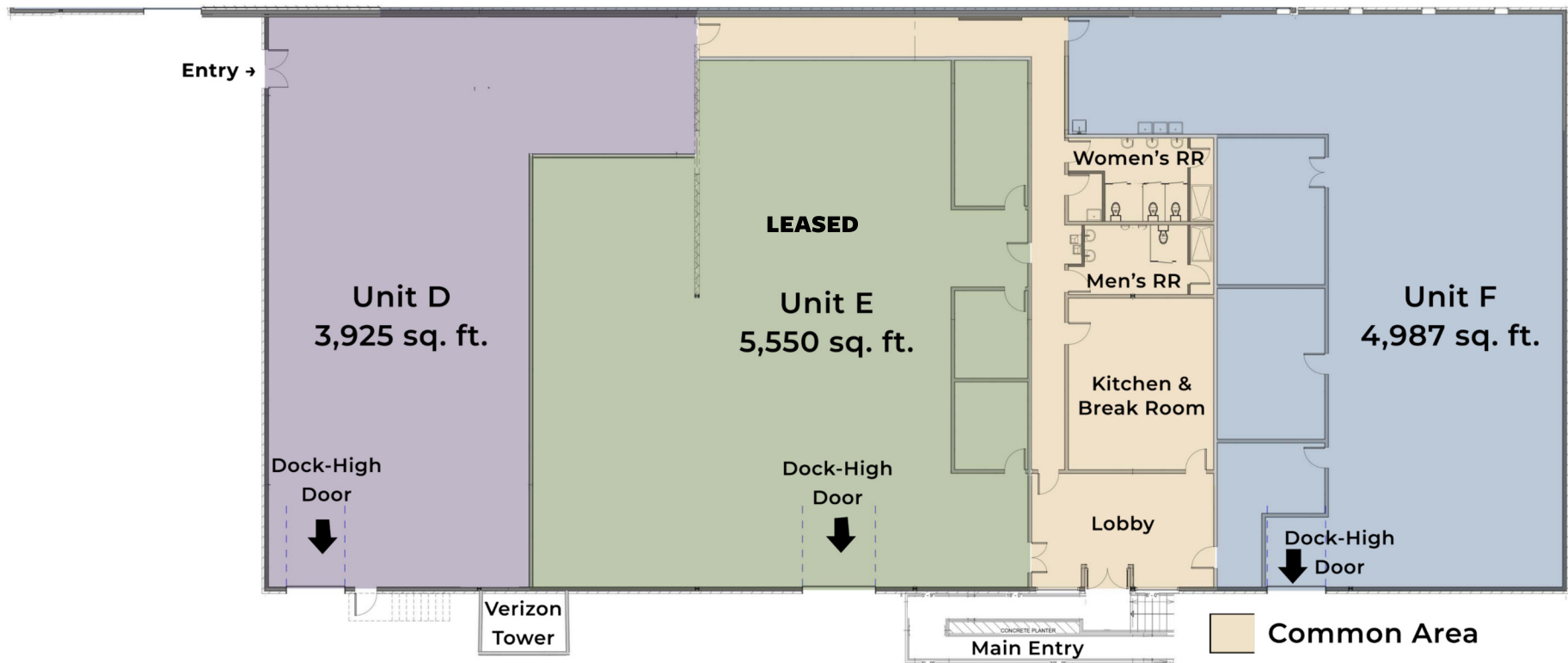
Unit B



Unit D

Floorplan

Building 1





Warehouse Unit F



Lobby



Warehouse Unit E