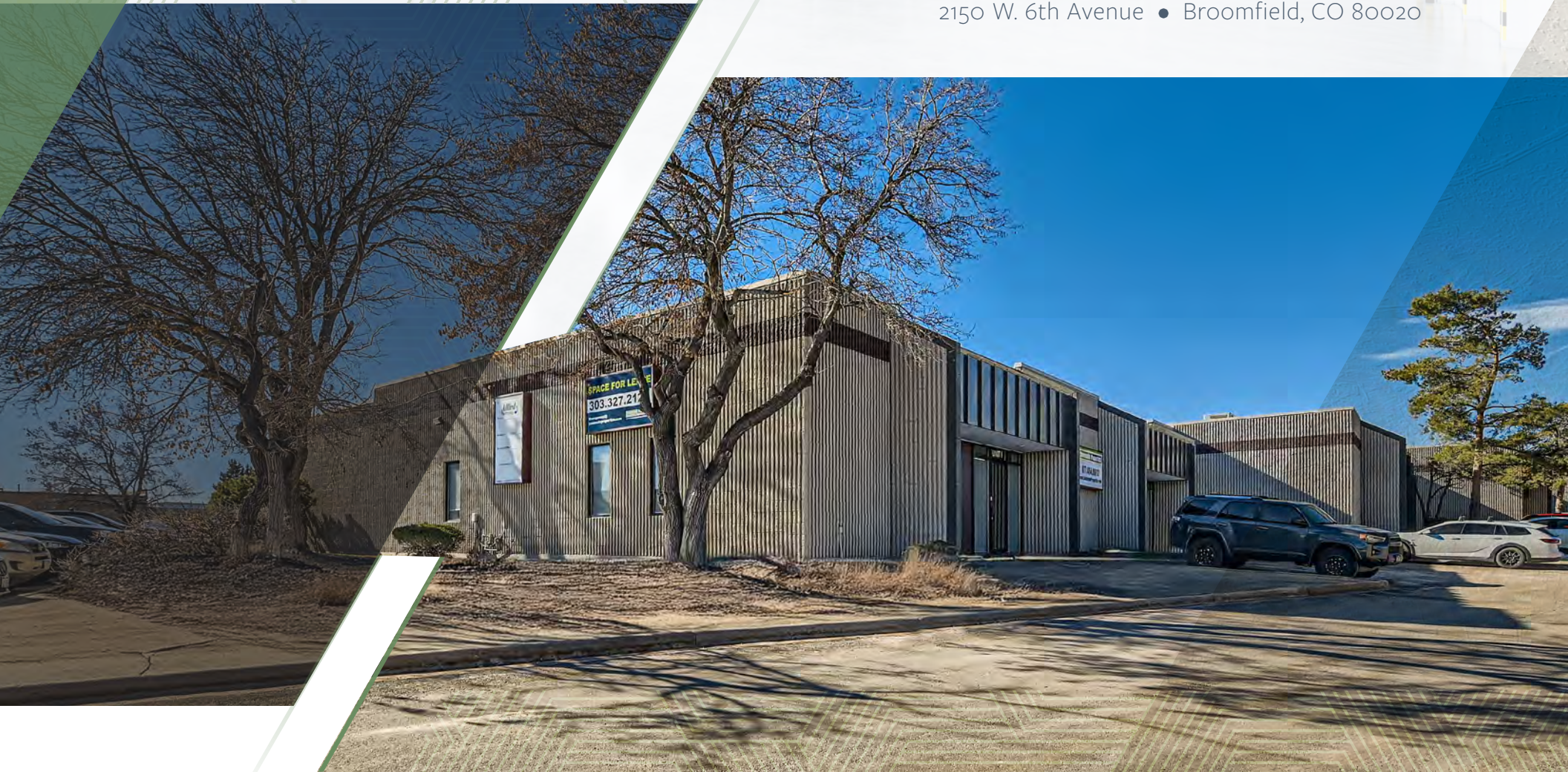


BROOMFIELD BUSINESS PARK

2150 W. 6th Avenue • Broomfield, CO 80020



**INDUSTRIAL PARK WITH MULTIPLE SUITES AVAILABLE
TO FIT ALL REQUIREMENTS**

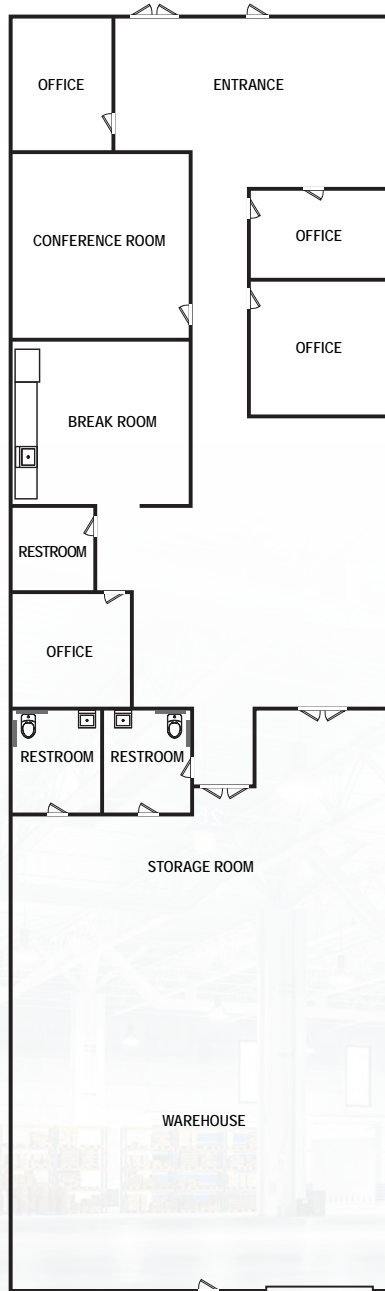
CBRE

Building Specifications

Available SF	Suite B – 5,600 Suite D – 4,800 Combined (B & D) – 10,400 Suites J/K – 4,800 SF
Office SF	Suite B – 3,000/SF Suite D – 2,800/SF Suite J/K – 2,900/SF
Clear Height	14'
Zoning	PUD (Click here for more info)
Electrical	Suite B – 120/208, 3-Phase Suite D – To be verified Suites J/K – 120/208, 3-Phase
Loading	Suite B – (1) Drive-in (10' x 12") Suite D – (1) Drive-in Suites J/K – (1) Dock high (8' x 8")
CAM	\$6.50/SF
Lease Rate	\$12.95/SF NNN
Features	Newly renovated, drop ceiling in Suite B warehouse, updated LED lighting throughout, private offices and restrooms, street facing with signage available. Ownership has the ability to update configuration based on tenant's needs.



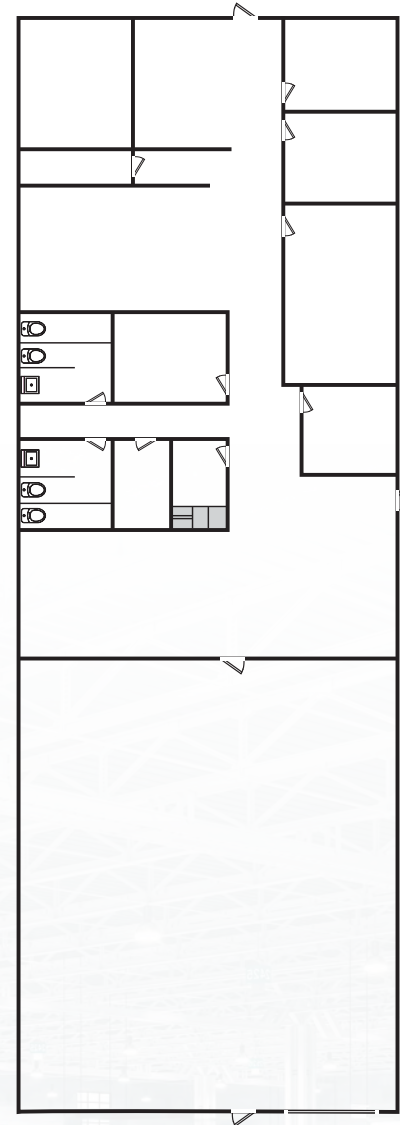
SUITE B
5,600 SF



SUITE D
4,800 SF



SUITES J/K
4,800 SF



Site Plan



Multiple suite configurations available to meet specific tenant needs



Great location, with convenient access to Hwy 36 and Boulder Corridor

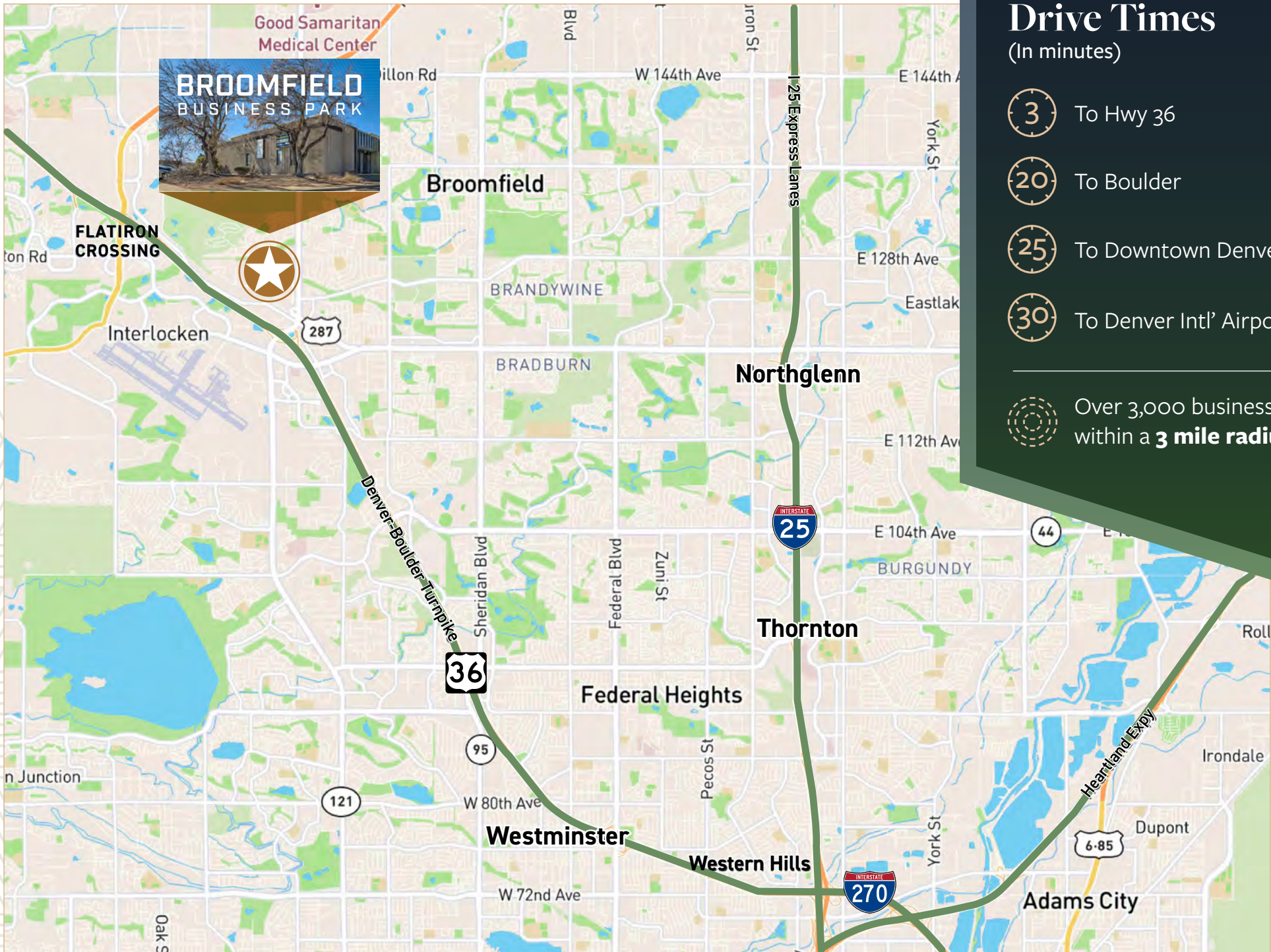


Dock-high & drive-in loading available








Street facing with signage available





Drive Times

(In minutes)

-  To Hwy 36
 -  To Boulder
 -  To Downtown Denver
 -  To Denver Intl' Airport
-
-  Over 3,000 businesses within a **3 mile radius**

Ownership Information

Comunale Properties

Investment • Management • Development

Comunale Properties is a privately-owned, fully integrated real estate company headquartered in Denver, Colorado.

With over 35 years of experience in real estate, Comunale has positioned itself as a leader across multiple platforms, including property management, development, and investments. Since its inception as an acquirer and developer of industrial assets, Comunale has maintained a tenant driven focus of providing quality work environments at an affordable cost with a focus on customer service and tenant retention. The company currently owns and operates over 1.5 million square feet across 44 properties located in Colorado, Arizona and Ohio.





BROOMFIELD BUSINESS PARK

2150 W. 6th Avenue • Broomfield, CO 80020

FOR MORE INFORMATION, PLEASE CONTACT

JEREMY KRONER, SIOR

Senior Vice President

+1 303 264 1916

jeremy.kroner@cbre.com

KAILEE LAMMERS

Associate

+1 720 878 4828

kailee.lammers@cbre.com

CBRE

Comunale Properties
Investment • Management • Development