



Brookside Professional Center

8853-8859 Fox Dr, Thornton, CO 80260



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Brookside Professional Center

Upon Request

Brookside Professional Center offers significant upside...

- Brookside Professional Center, 8853-8859 Fox Drive, upgraded professional spaces in a serene, park-like environment with high connectivity.
- Super flexible with available square footage down to ~1,100 SF, combined space options, and smaller executive suites.
- Executive suites afford individuals and small businesses quick move-ins with a shared conference/meeting room to save on space.
- Managed by attentive local ownership that has renovated the spaces with Class A finishes and can provide creative deals for build-outs/TI.
- Cost-effective opportunity: Asking rates here are \$13 less than the average submarket rate and \$17 less than the overall Denver region.
- Approximately a mile from I-25, access Walmart, North Suburban Medical Center, Thornton City Hall, 25+ eateries, and more within five minutes.



Rental Rate:	Upon Request
Total Space Available:	672 SF
Max. Contiguous:	312.00 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	15,699 SF
Year Built:	1985
Cross Streets:	W 88th Ave
Walk Score @:	50 (Fairly friendly)
Transit Score @:	30 (Somewhat friendly)
Taxes:	\$0.20 USD/SF/MO
Operating Expenses:	\$0.38 USD/SF/MO
Rental Rate Mo:	Upon Request

2nd Floor Ste 321

1

Space Available	80 SF
Rental Rate	Upon Request
Contiguous Area	160 SF
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	1 - 2 Years

\$775.00 per month Enjoy flexible lease terms in this well-appointed suite, complete with a private lounge and kitchenette. Photos are available in the property section—please refer to captions for information. This space may be leased independently or in combination with Suite 322 for added flexibility.

2nd Floor Ste 322

2

Space Available	80 SF
Rental Rate	Upon Request
Contiguous Area	160 SF
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	1 - 2 Years

\$775.00 per month Enjoy flexible lease terms in this well-appointed suite, complete with a private lounge and kitchenette. Photos are available in the property section—please refer to captions for information. This space may be leased independently or in combination with Suite 321 for added flexibility.

2nd Floor Ste 323

3

Space Available	100 SF
Rental Rate	Upon Request
Contiguous Area	200 SF
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	1 - 2 Years

With a private balcony, at \$990.00 per month. Be the first to occupy this fully renovated, move-in ready suite, featuring flexible lease terms to suit your needs. Lease it individually or combine with adjacent suites (324, 331, 332) for an expanded office space offering a dedicated reception area with front desk, two lounge areas, two common workspaces, and optional access to a large conference room (available for separate rental). Picture are below, please refer to captions for details.

2nd Floor Ste 324

Space Available	100 SF
Rental Rate	Upon Request
Contiguous Area	200 SF
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	1 - 2 Years

With a private balcony, at \$990.00 per month. Be the first to occupy this fully renovated, move-in ready suite, featuring flexible lease terms to suit your needs. Lease it individually or combine with adjacent suites (323, 331, 332) for an expanded office space offering a dedicated reception area with front desk, two lounge areas, two common workspaces, and optional access to a large conference room (available for separate rental). Picture are below, please refer to captions for details.

4

2nd Floor Ste 331

Space Available	156 SF
Rental Rate	Upon Request
Contiguous Area	312 SF
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	1 - 2 Years

\$1,250.00 per month. Be the first to occupy this fully renovated, move-in ready suite, featuring flexible lease terms to suit your needs. Lease it individually or combine with adjacent suites (323, 324, 332) for an expanded office space offering a dedicated reception area with front desk, two lounge areas, two common workspaces, and optional access to a large conference room (available for separate rental). Picture are below, please refer to captions for details.

5

2nd Floor Ste 332

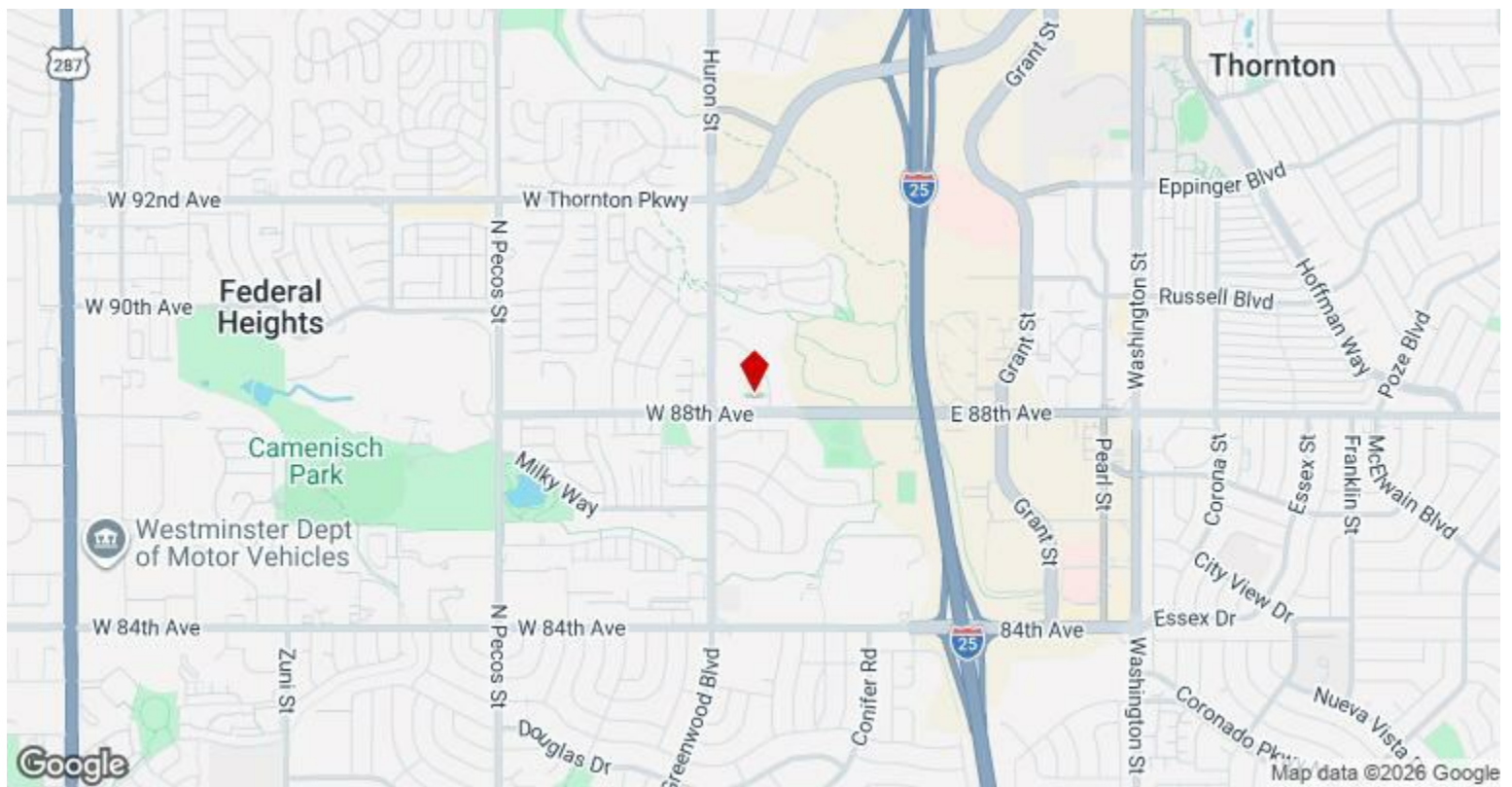
Space Available	156 SF
Rental Rate	Upon Request
Contiguous Area	312 SF
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office(Coworking)
Lease Term	1 - 2 Years

\$1,250.00 per month. Be the first to occupy this fully renovated, move-in ready suite, featuring flexible lease terms to suit your needs. Lease it individually or combine with adjacent suites (323, 324, 331) for an expanded office space offering a dedicated reception area with front desk, two lounge areas, two common workspaces, and optional access to a large conference room (available for separate rental). Picture are below, please refer to captions for details.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Early Childhood Partnership Of Adams County	-	
Essence of Communication	-	



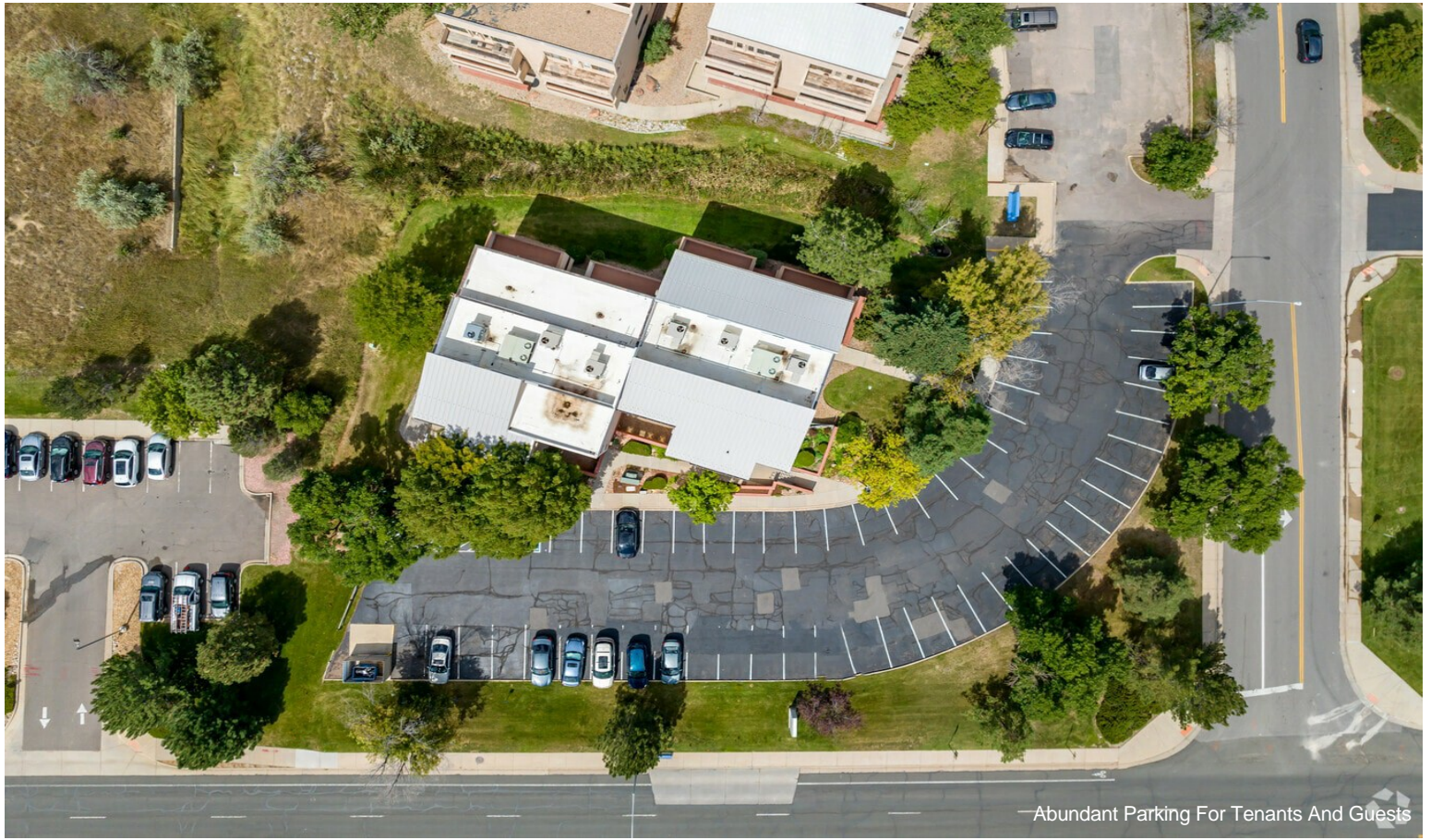
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Brookside Professional Center offers significant upside for individuals or businesses seeking newly renovated office space (never occupied) at a cost-effective price point in a quaint yet connected area.

Spaces here are ideal for a broad spectrum of users, from individuals or small businesses to contiguous floor plans that can accommodate expanding offices, and light medical services can also work here. The owner has upgraded common areas to reflect a more Class A feel, maintained professional landscaping, provided abundant parking, and an exterior presentation that reflects pride of ownership. Brookside Professional Center's thoughtfully designed grounds provide a beautiful environment in all seasons and a serene stop for clients and visitors near key connectors and complementary amenities.

Located at 8853-8859 Fox Drive, Brookside Professional Center boasts easy access to Interstate 25 and quiet traffic flow, fostering a calm and tranquil location with proximity to restaurants and shopping options. This makes this property great for any medical office, business, or nonprofit to offer employees and clients convenience. Brookside Professional Center is in the North Denver submarket, a desirable location due to its commutability and access to both professional and residential hubs. Tenants of Brookside Professional Center enjoy the locational advantages sought after by these major companies, but at a fraction of the cost. Inquire now to learn more.

Property Photos



Abundant Parking For Tenants And Guests



Co-Working Suite - Reception

Property Photos



Property Photos



Property Photos

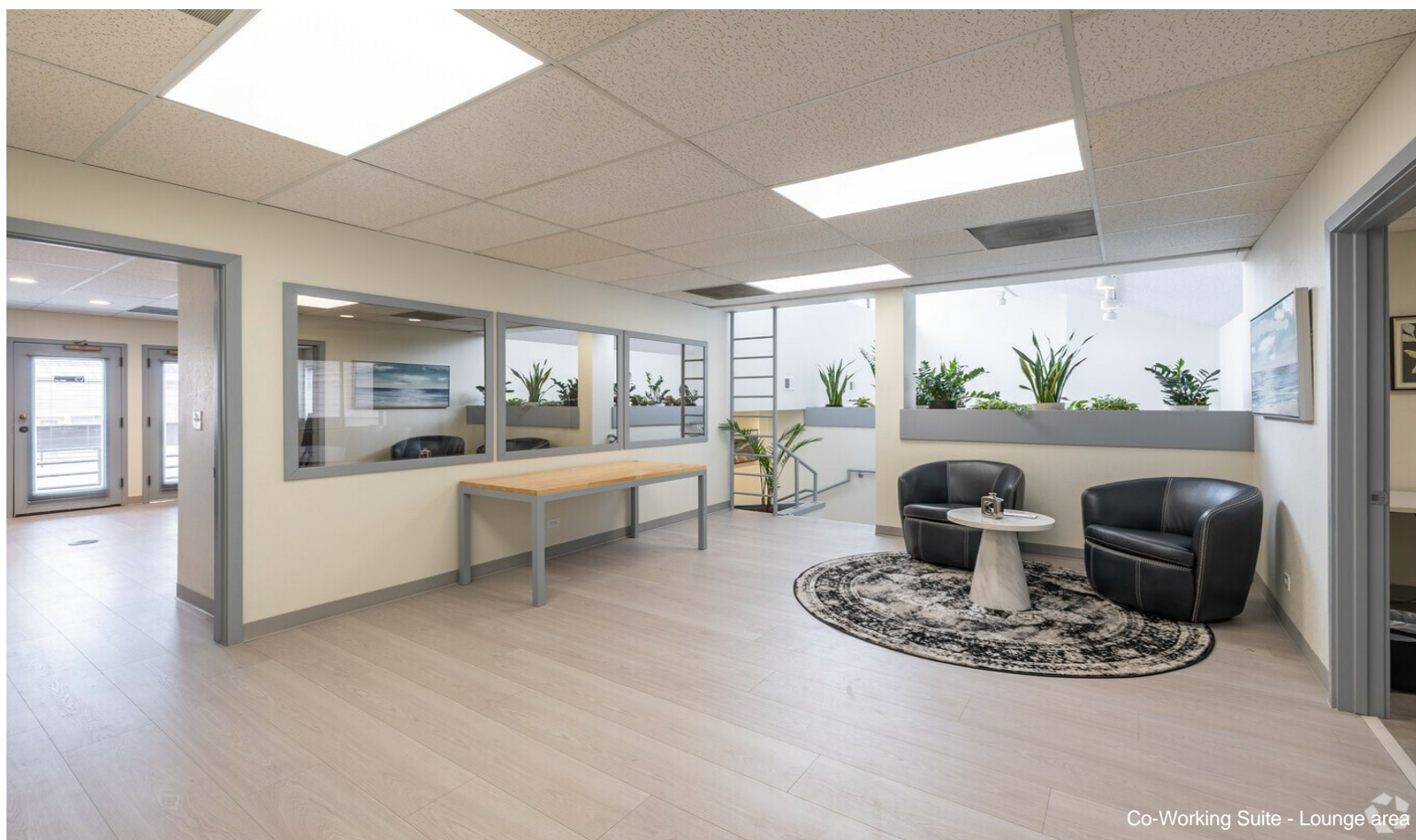


Co-Working Suite - Dedicated Workspace



Co-Working Suite - Stairway to Common Space

Property Photos



Co-Working Suite - Lounge area



Co-Working Suite - Kitchenette

Property Photos



Co-Working Suite - Conference Room



Co-Working Suite - Collaborative Space

Property Photos



Property Photos



Property Photos

