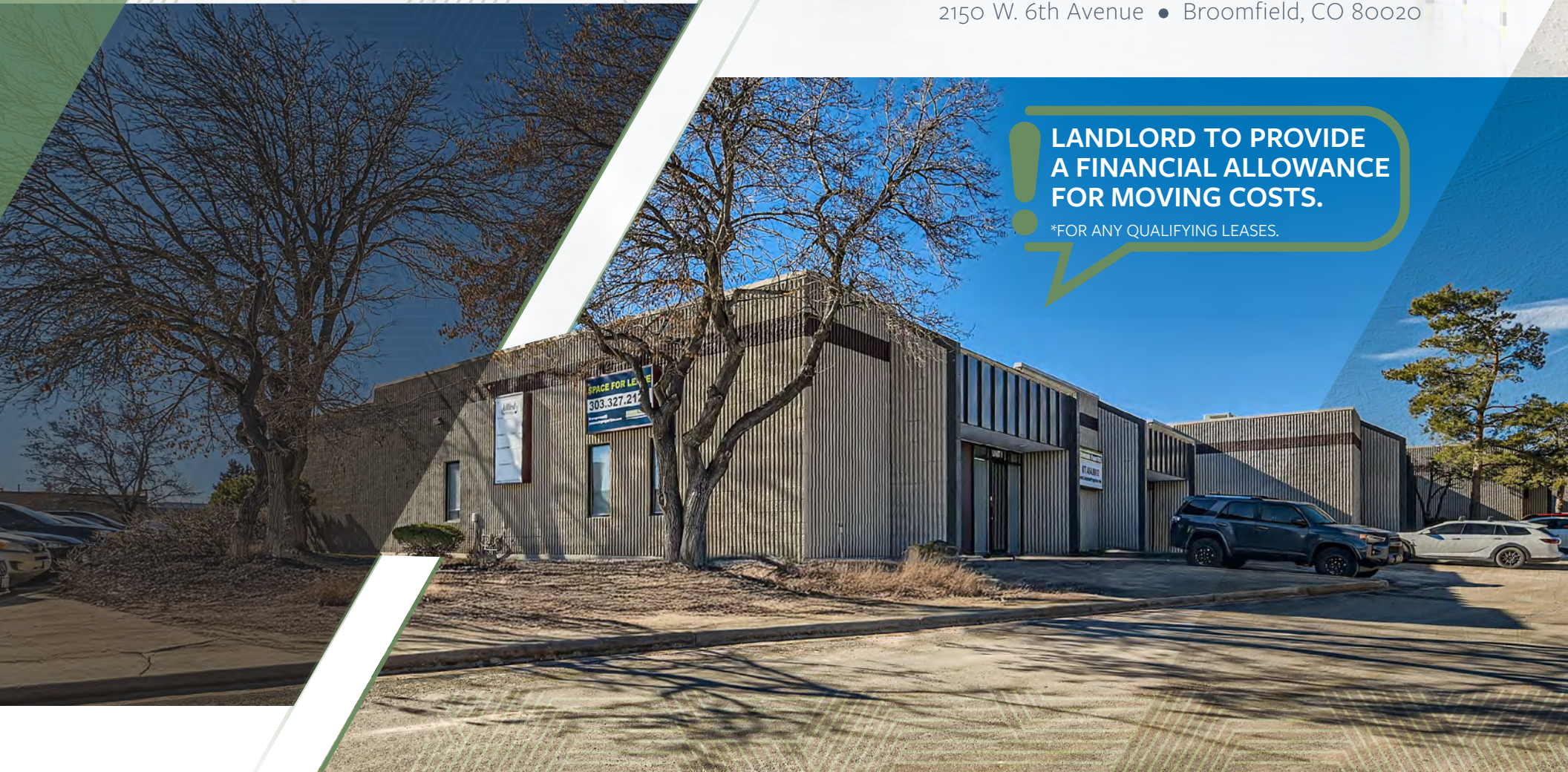


# BROOMFIELD BUSINESS PARK

2150 W. 6th Avenue • Broomfield, CO 80020

**LANDLORD TO PROVIDE  
A FINANCIAL ALLOWANCE  
FOR MOVING COSTS.**

\*FOR ANY QUALIFYING LEASES.

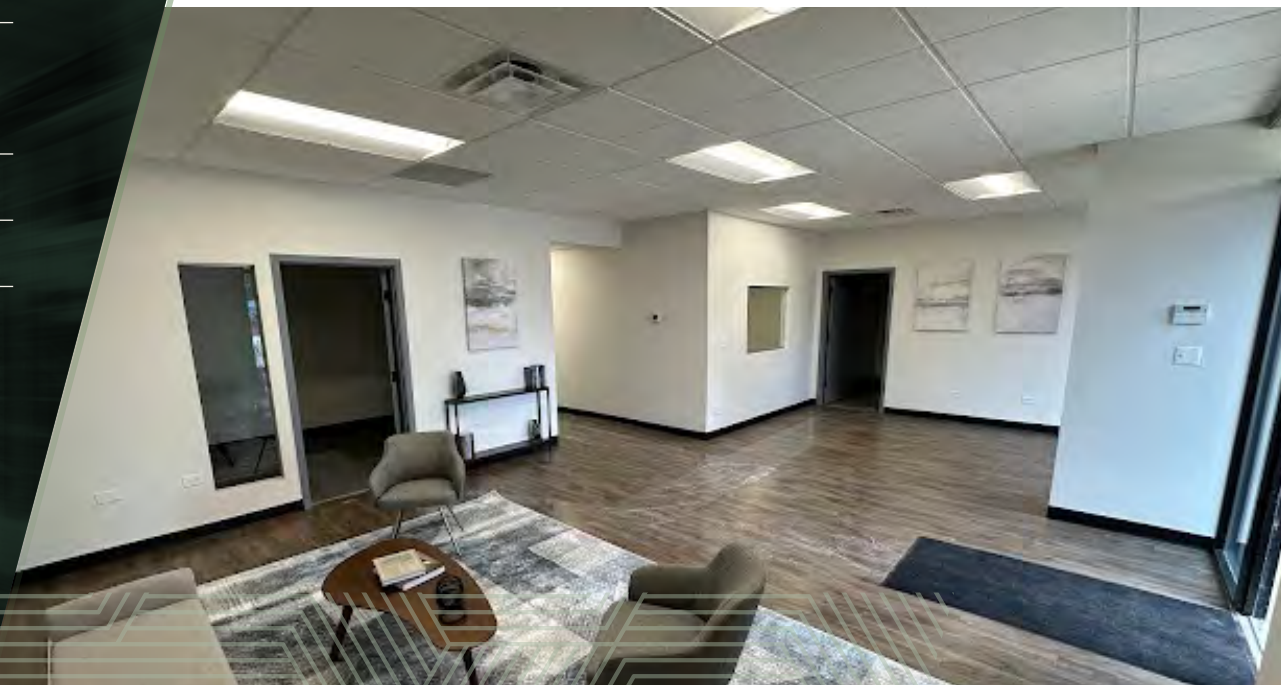


**INDUSTRIAL PARK WITH MULTIPLE SUITES AVAILABLE  
TO FIT ALL REQUIREMENTS**

**CBRE**

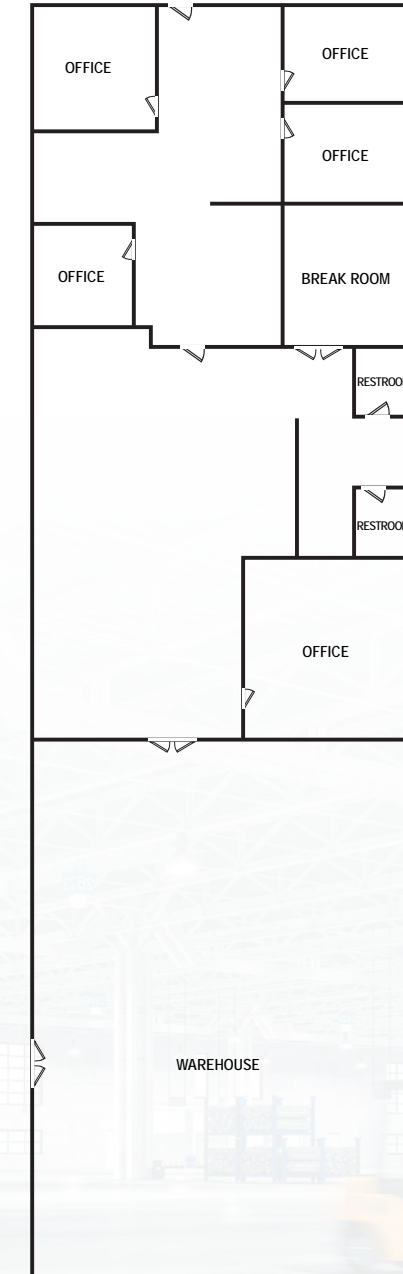
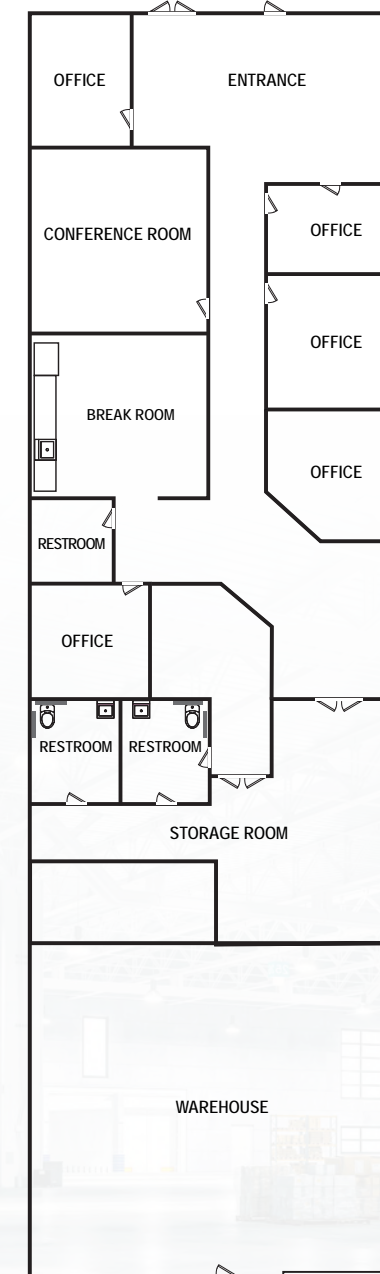
# Building Specifications

|              |  |
|--------------|--|
| Available SF | Suite B – 5,600<br>Suite D – 4,800 - Available April 1, 2026<br>Combined (B & D) – 10,400  |
| Office SF    | Suite B – 3,000/SF<br>Suite D – 2,800/SF   |
| Clear Height | 14'  |
| Zoning       | PUD ( <a href="#">Click here for more info</a> )   |
| Electrical   | Suites B – 120/208, 3-Phase<br>Suite D – To be verified  |
| Loading      | Suites B – (1) Drive-in (10' x 12')<br>Suite D – (1) Drive-in  |
| CAM          | \$6.48/SF (2026)   |
| 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. |

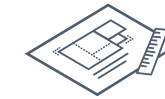


SUITE B  
5,600 SF

SUITE D  
4,800 SF



# Site Plan



Multiple suite configurations available to meet specific tenant needs



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



Drive-in loading available

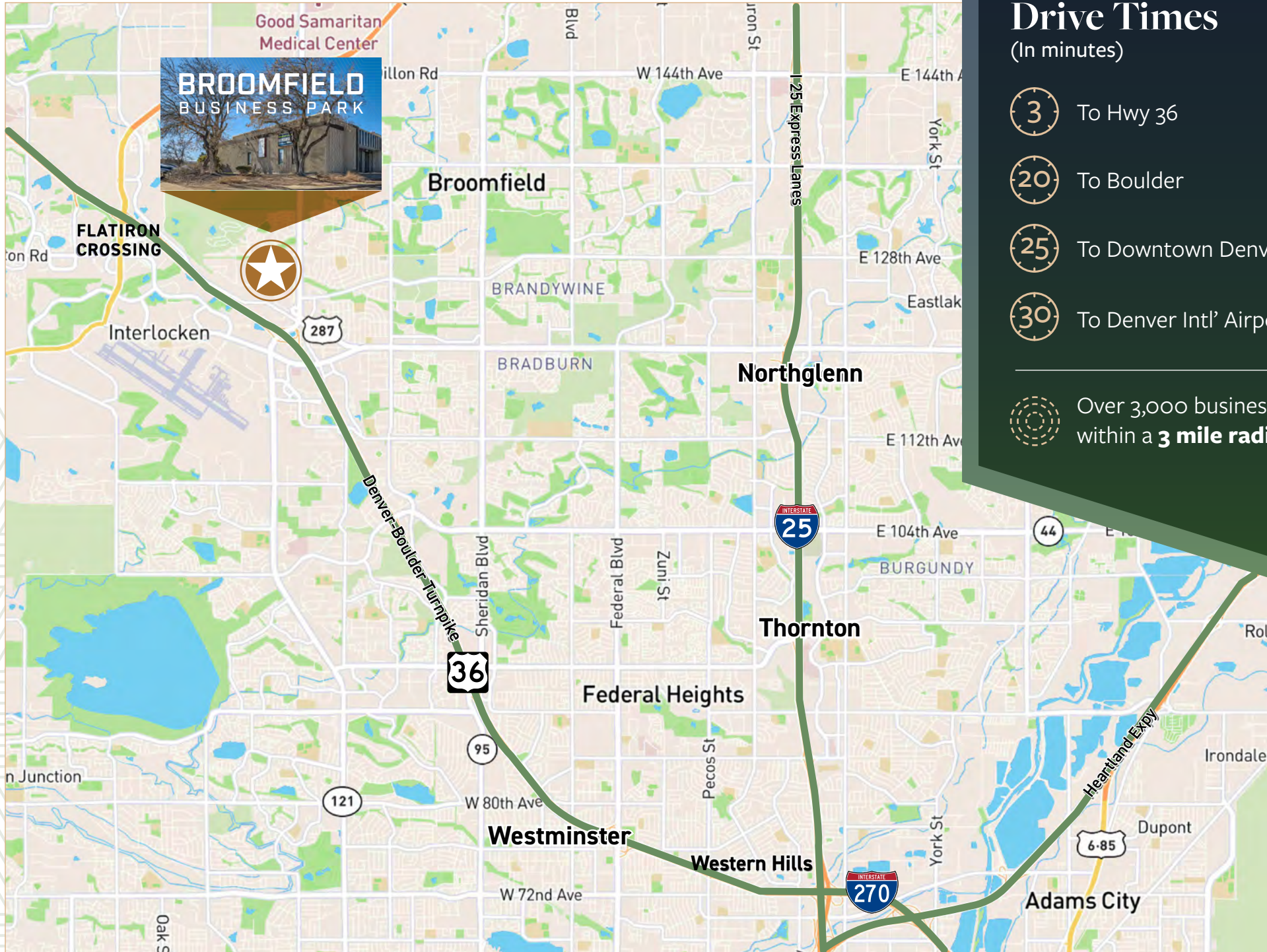


Street facing with signage available







SUITE B  
5,600 SF






## 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 the real estate, Comunale has positioned itself as a leader across multiple platforms, including property management, development, and private equity 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 and located in Colorado, Arizona and Ohio.





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FOR MORE INFORMATION, PLEASE CONTACT

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**CBRE**

**Comunale Properties**  
Investment • Management • Development

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