



100 Technology Drive

Broomfield, CO

3-Building Investment Property in Interlocken Business Park

Jaime Pletcher

jaime@gibbonswhite.com

(303) 586-5936

www.gibbonswhite.com

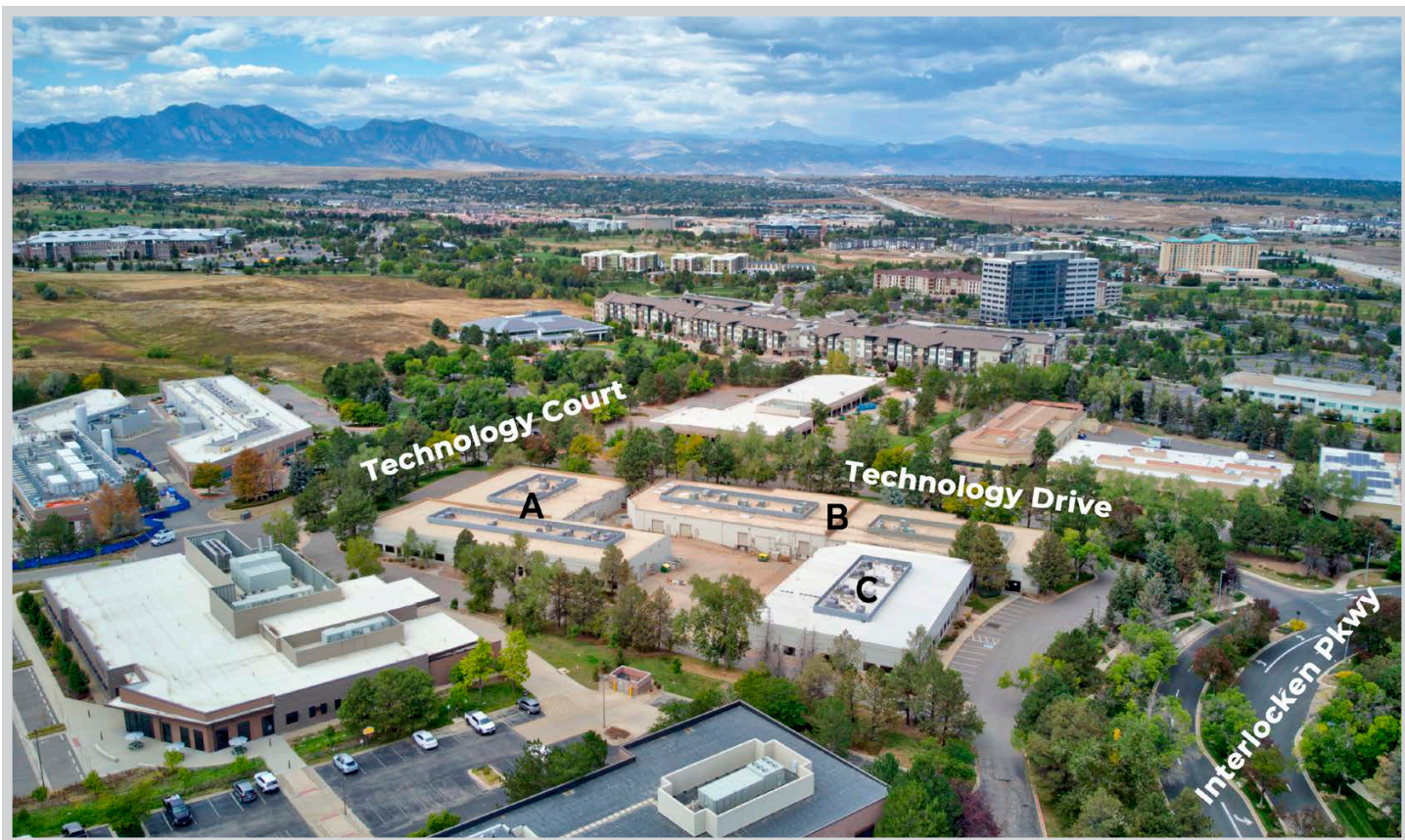
Property Info & Gallery

View Map

Total Rentable Area	68,064 sq. ft.
Site Size	5.57 acres
Year One In-Place Income	\$1,178,310
Sale Price	\$16,750,000 (\$246/sq. ft.)

- Three Single-Story Flex Buildings with High-End Office, Lab, Manufacturing, & Warehouse
- Fully Leased with a Combined 4 Year WALT
- Diverse Mix of Tenants in Technology, Device Manufacturing, Healthcare, Engineering, & R&D
- Dock-High & Grade-Level Loading; Fully Sprinklered; Climate Control Throughout
- 14-16 ft. Clear Heights, 18 ft. Deck, 3-Phase 480/277 V Service
- Strategically Located in Interlocken Business Park Convenient to Denver & Boulder
- Abundant Parking at a Ratio of 3.5:1,000, RTD & Multi-Use Trail System Access
- Amenity Rich Area with an Airport, Hotel & Golf Resort, Restaurants & Retail in Immediate Proximity

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PROPERTY OVERVIEW

Address	100 Technology Drive, Broomfield CO 80021
Site Area	Three Buildings on 5.57 Acres
Rentable Square Feet	Building A - 27,889 sq. ft. Building B - 25,381 sq. ft. Building C - 14,794 sq. ft.
Occupancy	100% Leased with Six Triple Net Tenants
Year One In-Place Income	\$1,178,310 (June 2026-May 2027)
Year of Construction/Renovation	1986 / 2023
Foundation/Structure	Slab on Grade, Drilled Piers, Steel Support, Concrete Block, Membrane Roof
Clear Height	Exposed & Dropped Ceilings 14-16 ft. Clear
Parking Spaces	240 Surface (3.52:1,000)
Features	Multi-Level Loading, Heavy Power, Fire Sprinklered, Fully Climate Controlled

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BUILDING A PROPERTY SUMMARY

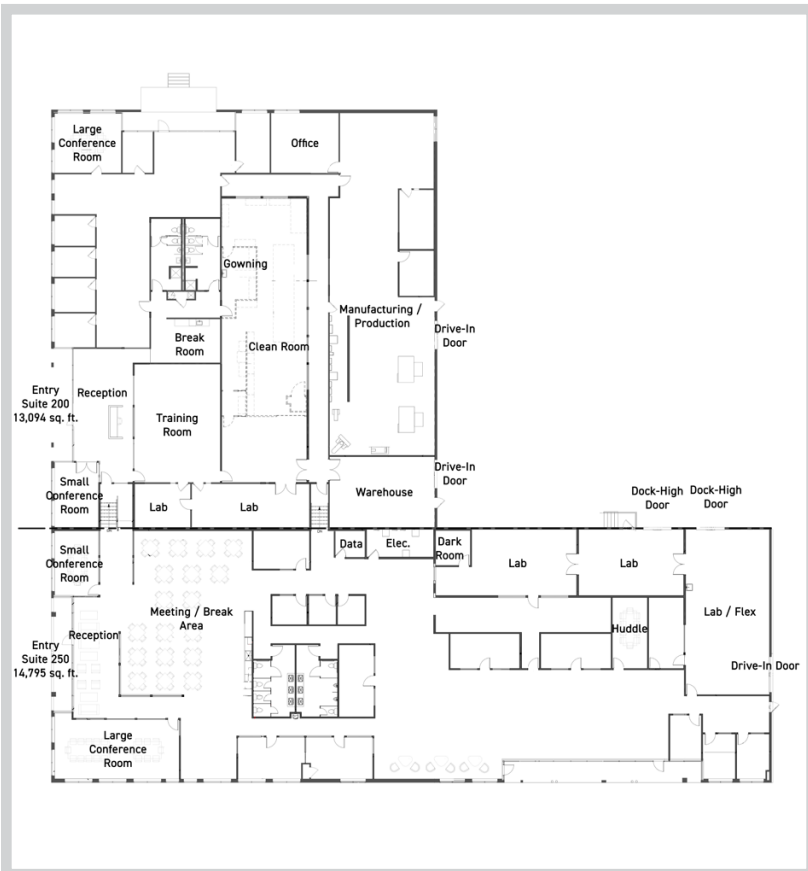
Leasable Area 27,889 RSF - Two Units

Occupancy 100% - Office, Warehouse, & Lab with Clean Room - cTwo Tenants through 2027 & 2031

Loading Two Dock-High; Three Grade-Level Doors

Power 480-277 V; 1,000 amps

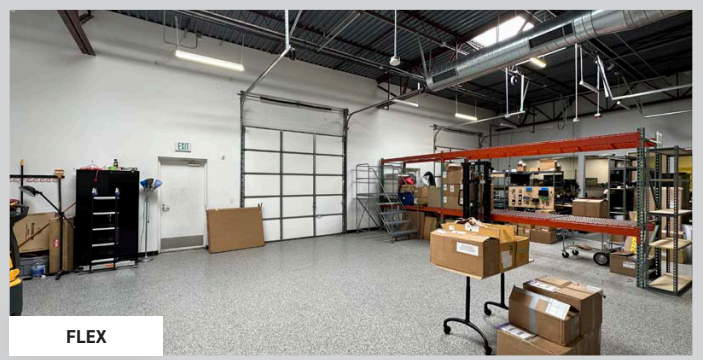
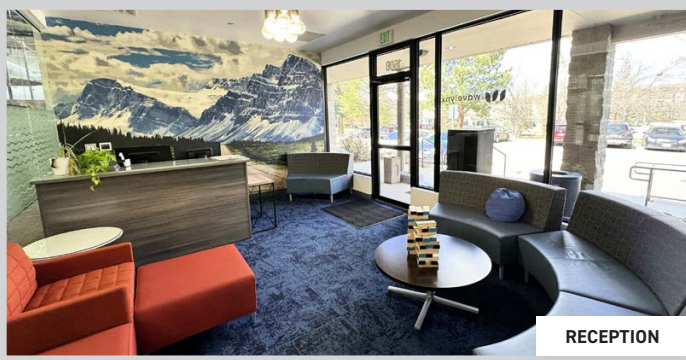
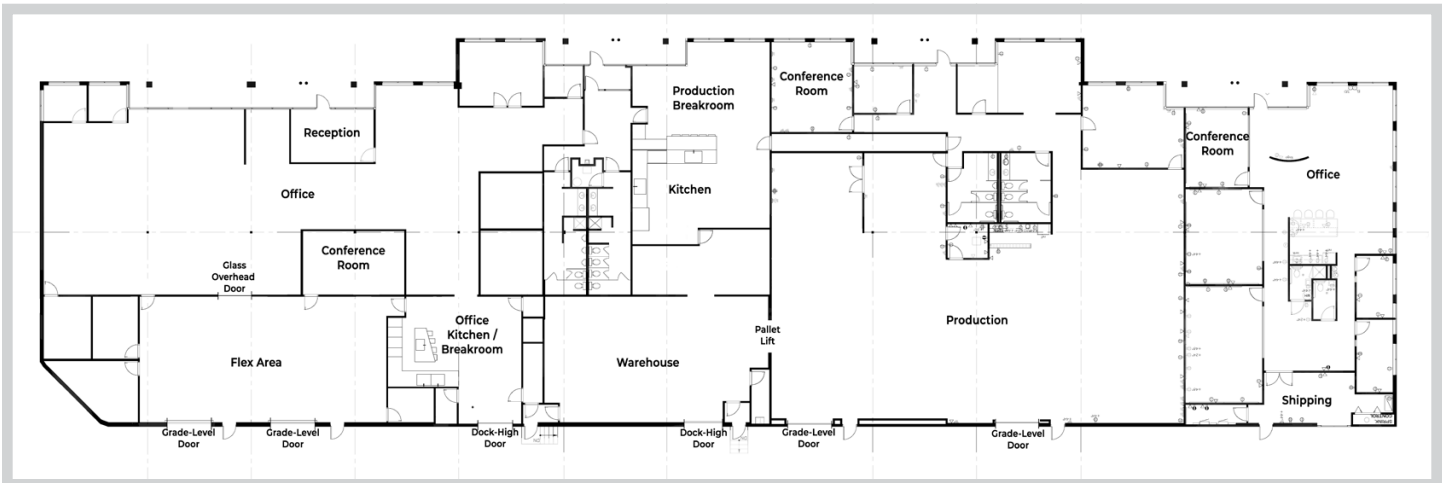
Renovation Fully Remodeled with Class A Finishes & ISO 7 Clean Room (2019-2021)





BUILDING B PROPERTY SUMMARY

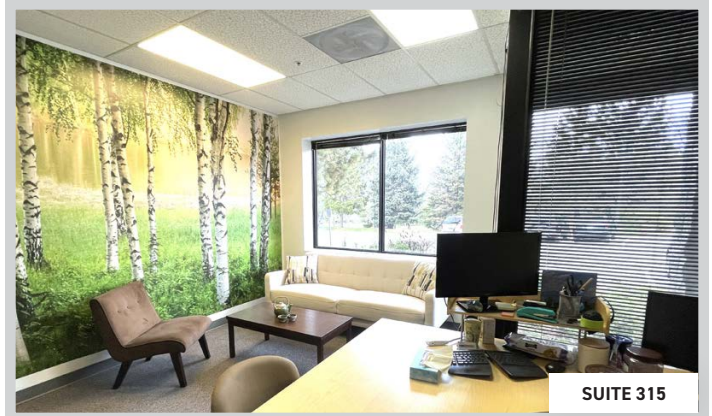
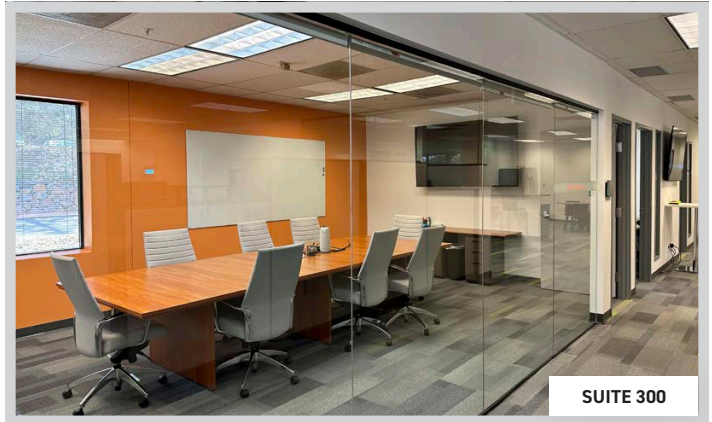
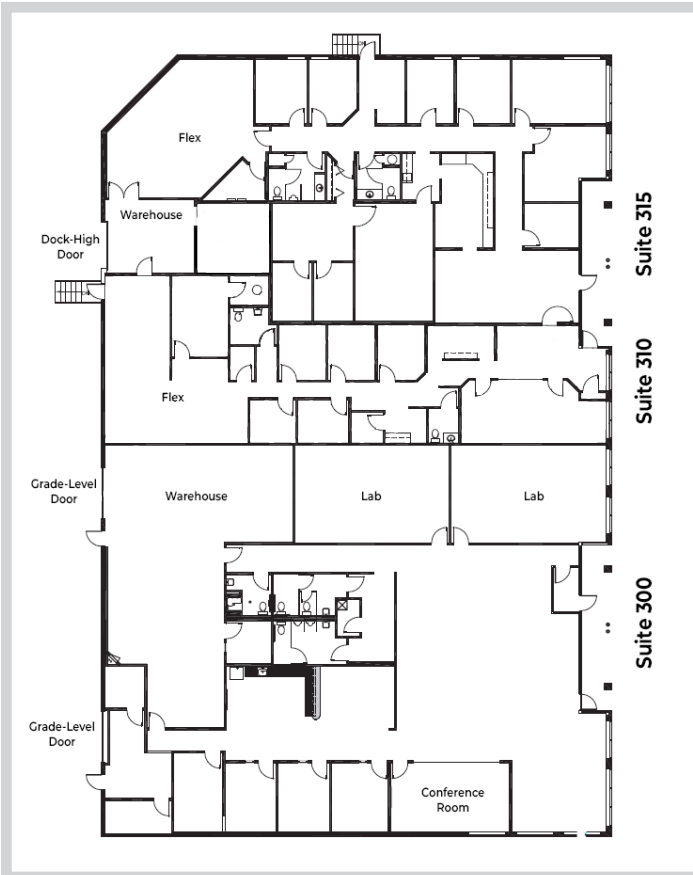
Leasable Area	25,381 RSF - Easily Divisible
Occupancy	100% - Office, Manufacturing & Warehouse Space - Single Tenant Through 2029
Loading	Two Dock-High; Four Grade-Level Doors
Power	480-277; V 600 amps
Renovation	Tenant Started in ~ 3,500 sq. ft. & TI was Performed in Each Unit as they Expanded to Full Building





BUILDING C PROPERTY SUMMARY

Leasable Area	14,794 RSF - Three Units
Occupancy	100% - Office, Manufacturing & Flex Spaces - Three Tenants Through 2027, 2028, & 2030
Loading	One Dock-High; Two Grade-Level Doors
Power	480-277; V 1,000 amps
Renovation	Units 300 & 315 were Updated for Tenants in 2021 & 2024



TENANT DESCRIPTIONS

PopSockets

Smartphone Accessories

PopSockets is a global digital-lifestyle company that sells empowering, fun, and expressive products that help people phone better. PopSockets has sold over 275 million of its iconic phone grips in 75 countries and now has an expanding ecosystem of related products, including phone cases, wallets, mounts, batteries, and chargers.

Source: PopSockets.com

WaveLynx

Access Control Solutions

WaveLynx Technologies designs patented technologies and certified solutions that transform how businesses secure and manage their access control systems.

Source: WaveLynx.com/About/Innovations

Sinaptic Technologies

3D Printing Advanced Technical Ceramics

Sinaptic Technologies provides comprehensive advanced ceramic technology solutions across a wide range of industries, including biomedical, aerospace, defense, and energy markets.

Source: Sintx.com

Step Forward ABA

Applied Behavior Analysis Therapy

Step Forward ABA provides life-changing ABA therapy for children with Autism, behavioral concerns, and other developmental disabilities.

Source: StepForwardABA.com/About-Us

Peak Energy Technologies

Energy Storage Solutions

Peak's batteries are more than a product. They're a platform for growth. By delivering affordable, reliable, and abundant energy, Peak enables the next era of American innovation: AI infrastructure, advanced manufacturing, electrified industry, and resilient communities.

Source: PeakEnergy.com

Insight Photonics Solutions

High Speed Swept Lasers

Insight supplies all-semiconductor akinetic high-speed low-cost swept lasers. These lasers are used in the medical imaging method called optical coherence tomography (OCT), fiber optic sensing, fast and precise spectroscopy, and telecommunications testing.

Source: LinkedIn.com/Company/insight-photonics-solutions

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