



100 Technology Drive

Broomfield, CO

3-Building Investment Property in Interlocken Business Park

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Property Info & Gallery

View Map

Total Rentable Area	68,064 sq. ft.
Site Size	5.57 acres
Cap Rate / NOI	7.25% / \$1,200,952
Sale Price	\$16,750,000 \$16,565,000 (\$243/sq. ft.)

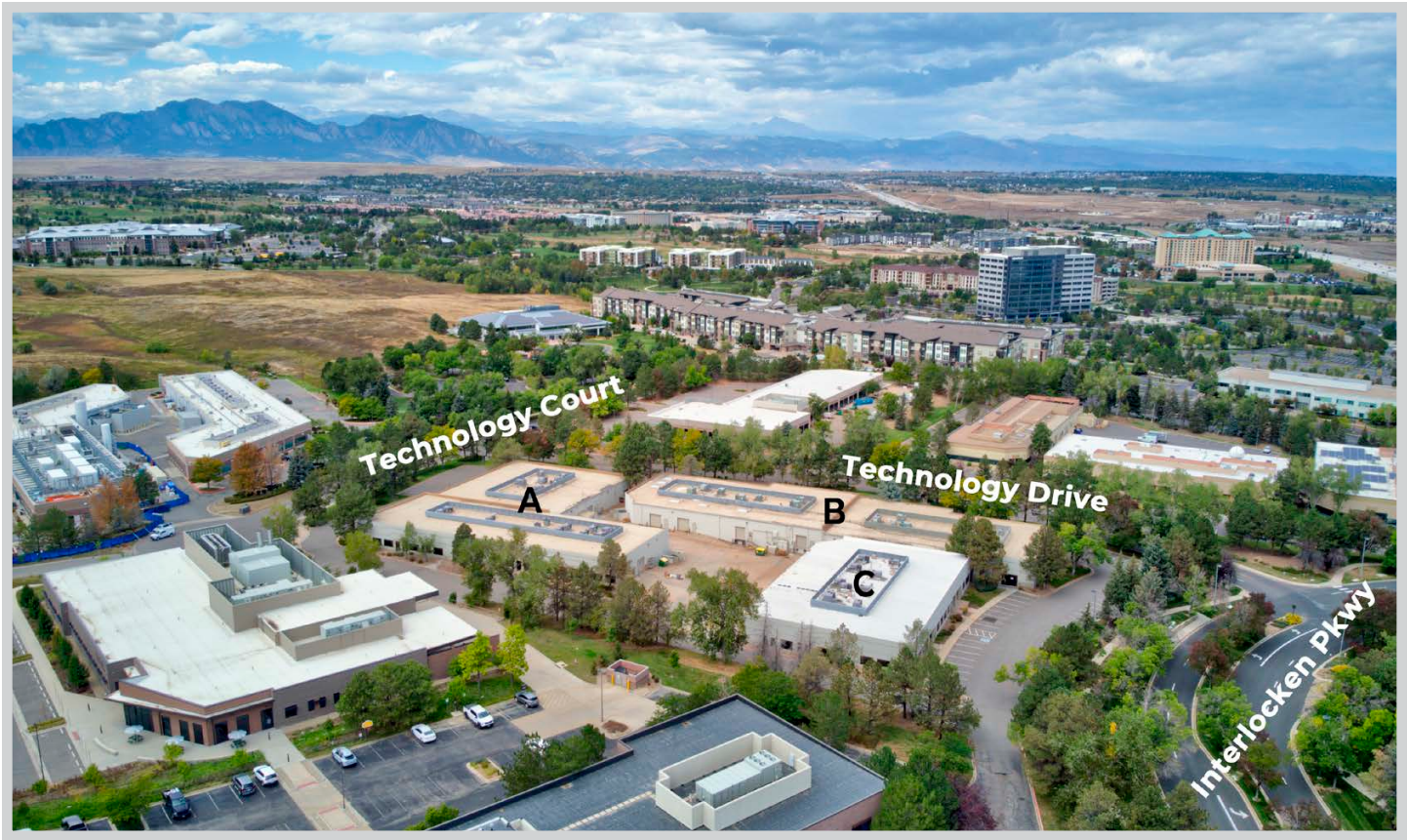
- Three Single-Story Flex Buildings with High-End Office, Lab, Manufacturing, & Warehouse
- Fully Leased to a Diverse Mix of Tenants in Technology, Device Manufacturing, Healthcare, Engineering, & R&D
- Dock-High & Grade-Level Loading; Fully Sprinklered; Climate Control Throughout
- 14-16 ft. Clear Heights, 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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The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.



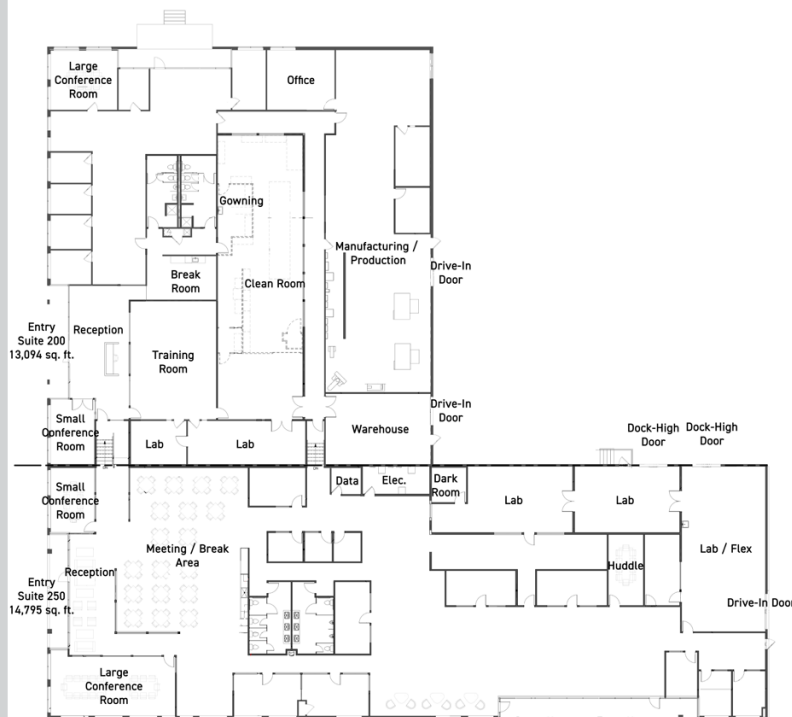
PROPERTY OVERVIEW

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	\$1,200,952 (January - December 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



BUILDING A PROPERTY SUMMARY

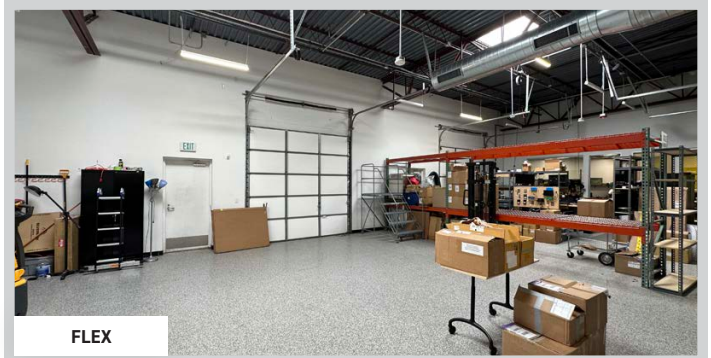
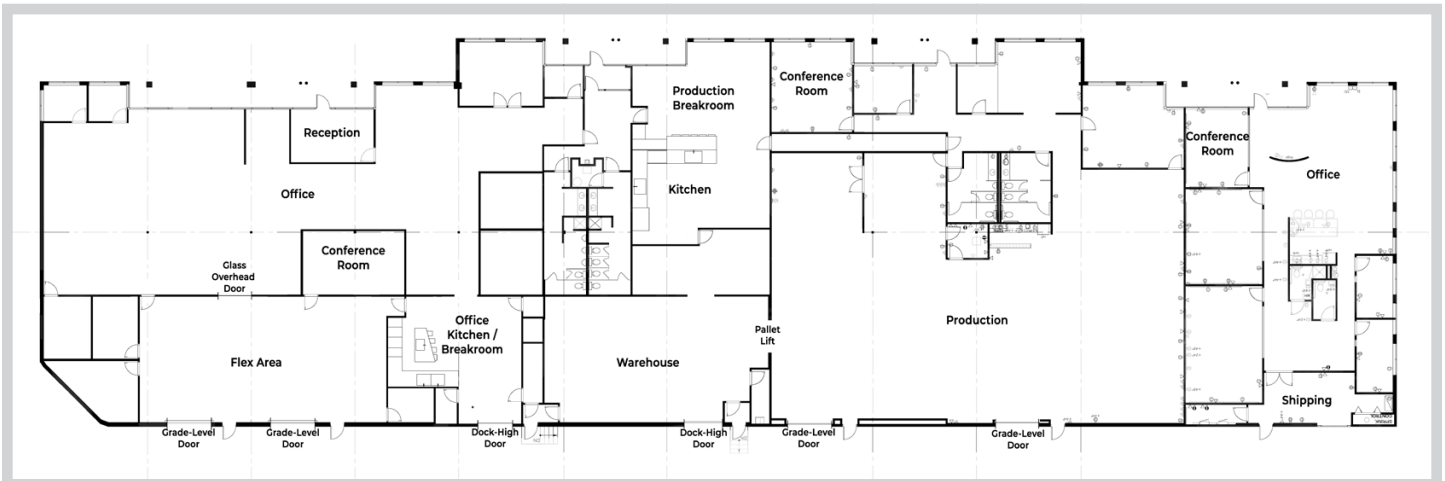
Leasable Area	27,889 RSF - Two Units
Occupancy	100% - Office, Warehouse, & Lab with Clean Room - Two Tenants through 2027 & 2031
Loading	Two Dock-High; Three Grade-Level Doors
Power	480-277 V; 1,000 amps
Renovation	Fully Remodeled with Class A Finishes & ISO 7 Clean Room (2019-2021)





BUILDING B PROPERTY SUMMARY

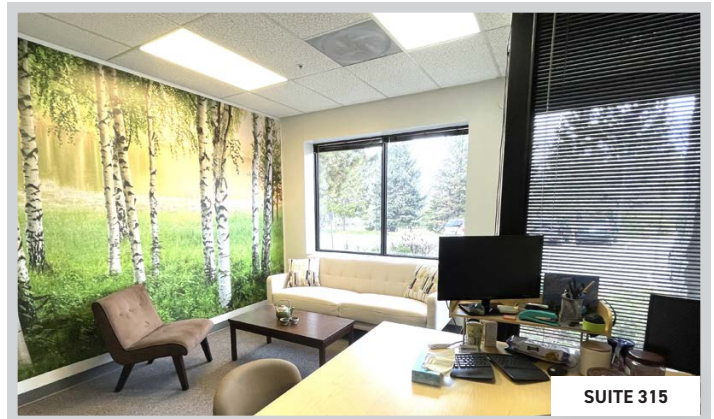
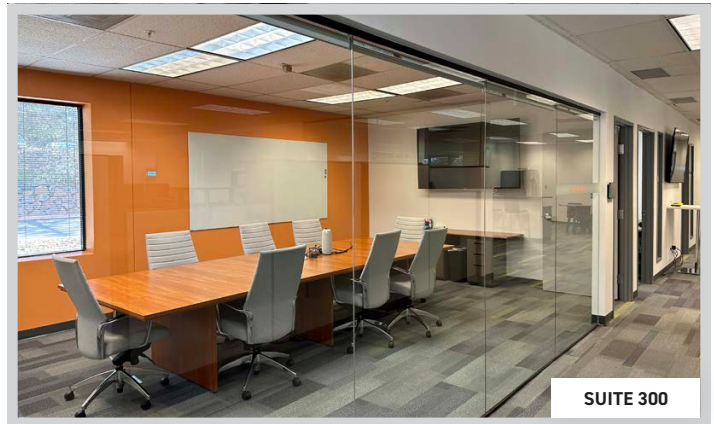
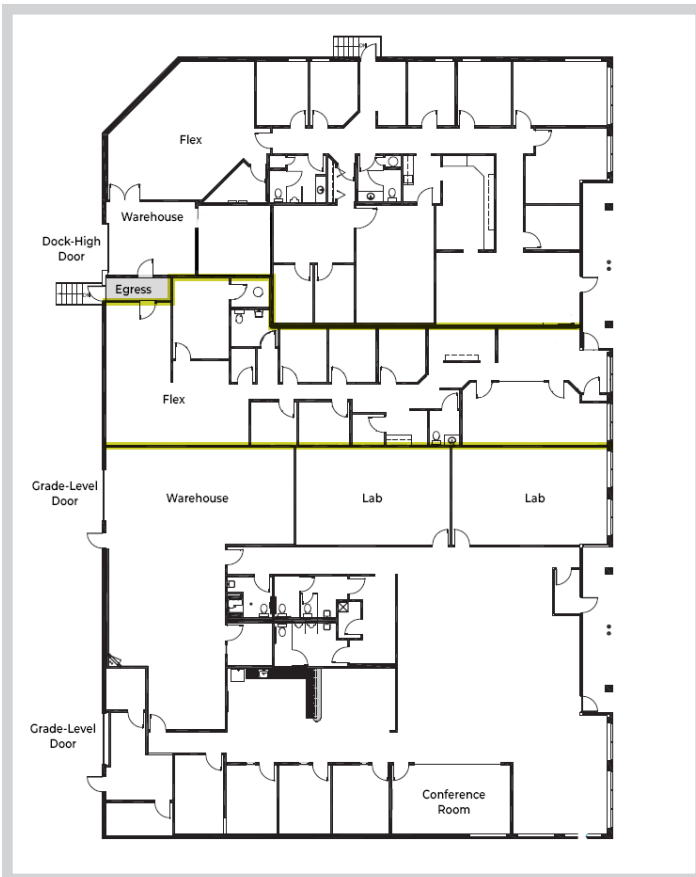
Leasable Area	25,381 RSF - Easily Divisible
Occupancy	100% - Office, Manufacturing & Warehouse Space - Single Tenant Through 2029
Loading	Two Dock-High; Four Grade-Level Doors
Power	480-277; V 600 amps
Renovation	Tenant Started in ~ 3,500 sq. ft. & TI was Performed in Each Unit as they Expanded to Full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

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

WaveLynx Technology

Access Control Solutions

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

Source: WaveLynx.com/About/Innovations

Adva Cera

3D Printing Advanced Technical Ceramics

Adva Cera takes on the role of adversary to the limitations of traditional manufacturing. Their mission is to advance the capabilities of ceramic additive manufacturing — delivering on precision, strength, and scale to shape a better future for industry and society alike. By pushing past the limitations of traditional manufacturing, we make advanced ceramic parts that weren't possible before — with complex designs that can't be produced by conventional means, they turn ideas into reality for applications in aerospace, medical, semiconductors, and beyond.

Source: AdvaCera.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-Photonic-Solutions

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/

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