



3400 Industrial Lane

Broomfield, Colorado 80020

Year 1 Introductory Rate \$9.50 sq/ft

Warehouse/Office/Retail for Lease

Unit 7A 2,495 sq/ft



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Details

- Unit 7A - Approx. 2,495 sq/ft. Large open office, warehouse or retail showroom, reception area, two closed door offices, private bathroom and kitchen. Access to shared loading dock with leveler Ceiling 10' 2" clear height. Operating expenses include Insurance, management fees, property taxes, electricity, trash and recycling, water and sewage, building maintenance, landscaping and snow removal (\$9.00 sq/ft).
- Year 1 Introductory rate \$9.50 NNN | Year 2 \$12.00 NNN | Year 3 \$12.50 NNN (3 Year Minimum Lease Term) 3% Annual Increase Thereafter.
- Zoned L-1. Uses include office/ retail/ warehouse/ manufacturing / gym or other similar.
- Located on the US West Corridor Urban Renewal Program.



Lobby



Unit 7A



Floor Plan Unit 7A



Shared Dock Access



Reception/Waiting



Open Office



