DEAN CALLAN
& COMPANY INC

INDUSTRIAL/WAREHOUSE

SPACE FOR LEASE | 660 COMPTON STREET, BROOMFIELD, CO 80022

DEAN CALLAN

& COMPANY INC

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660 COMPTON STREET, BROOMFIELD, COLORADO 80022

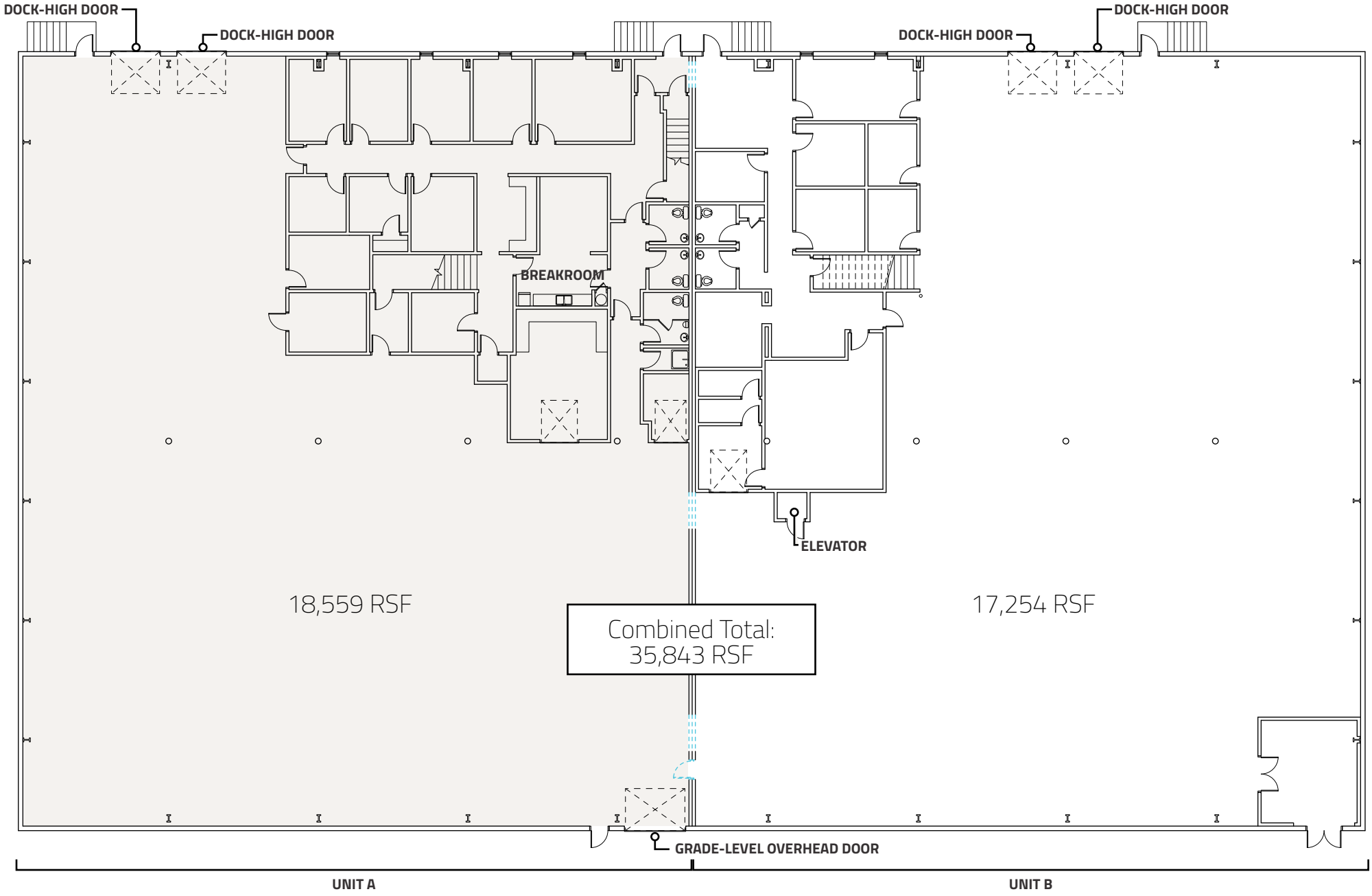
660 Compton Street is a freestanding industrial/warehouse facility in the Northwest Denver submarket (Broomfield, Colorado). Built in 1980, this well-maintained building features a clear height of 20', ESFR sprinkler system, four dock-high doors, one drive-in grade-level door, and 3-phase power. The functional two-story office component offers excellent visibility and workspace, complemented by 62 parking stalls (1.73/1,000 SF ratio).

Strategically located just minutes from the Boulder Turnpike, I-70, and E-470, 660 Compton Street provides convenient access to Rocky Mountain Metropolitan Airport, major transportation corridors, and Metro Denver's expanding workforce and customer base.

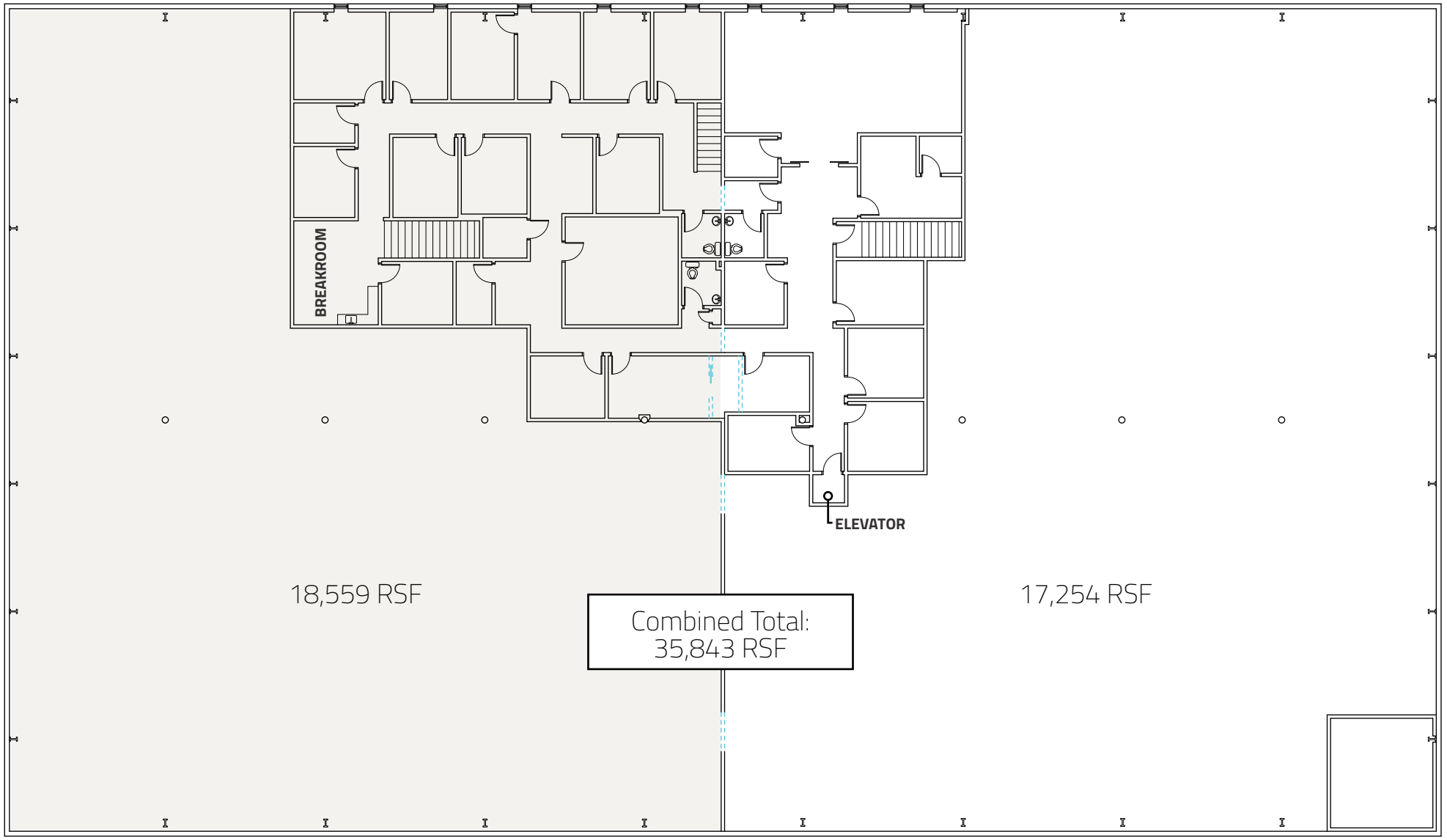
TERMS & KEY FEATURES

Suite A:	18,559 RSF (Office Space: 7,784 SF)
Suite B:	17,254 RSF (Office Space: 5,174 SF)
Combined Suites A-B:	35,843 RSF (Office Space: 12,958 SF)
Lease Rate:	**$9.75 / SF / NNN**
Expenses:	**$4.46 / SF (Est. 2026)**
Zoning:	I-2 (City of Broomfield)
Year Built:	1980
Clear Height:	20'
Parking Spaces:	62
Parking Ratio:	1.73/1,000 SF
Sprinkler System:	ESFR
Power:	3-phase (TBV by Electrician)
Dock-High Doors:	4
Drive-In Doors:	1

1ST FLOOR


DOCK-HIGH DOOR
DOCK-HIGH DOOR
DOCK-HIGH DOOR
DOCK-HIGH DOOR
BREAKROOM
ELEVATOR
18,559 RSF
17,254 RSF
Combined Total:
35,843 RSF
GRADE-LEVEL OVERHEAD DOOR
UNIT A
UNIT B

2ND FLOOR


BREAKROOM
ELEVATOR
18,559 RSF
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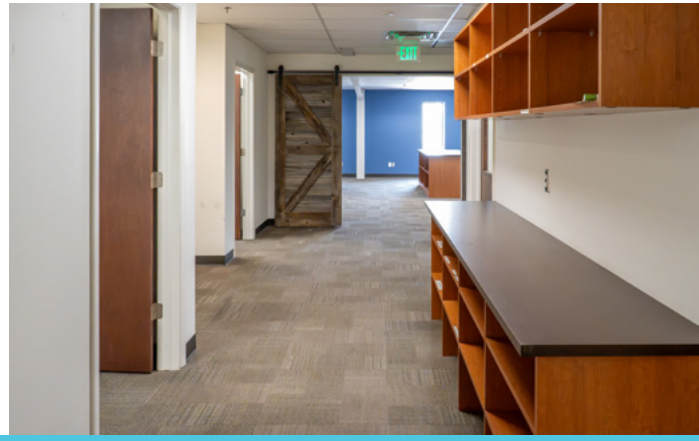
Combined Total:
35,843 RSF
UNIT A
UNIT B



US 36
DENVER
US 287
US 36
BOULDER
US 287
West Midway Street
Compton Street
660 COMPTON STREET
West 6th Avenue
N

FLATIRON Crossing
Red Robin
GameStop
Tokyo Joe's
2nd & Charles
Häagen-Dazs
Crate&Barrel
macy's
GORDON BIERSCH
FOREVER 21
amc THEATRES
P.F. CHANG'S
AÉROPOSTALE
HOLLISTER
WILLIAMS SONOMA
Eddie Bauer
J.CREW
OLD NAVY
DICK'S
YANKEE CANDLE
Bath & Body Works
NW PARKWAY
US 36
US 287
Future US 36 - Flatiron Commuter Rail Station
McCaslin Boulevard
Community Park
Walgreens
Walmart
FIVE GUYS
Jason's Deli
POPEYES
DSW
BENIHANA
corepower YOGA
660 COMPTON STREET
SAFEWAY
BOSS LADY PIZZA
SUP TOWN
Great Clips
STARBUCKS COFFEE
Chick-fil-A
Freddy's
SONIC
Chipotle
Interlocken Golf Club
TACO BELL
Wendy's
Mcdonald's
brothers bbq
at home
The Home Décor Superstore
Future Commuter Rail Line B
CO 128
120th Avenue
Rocky Mountain Metropolitan Airport
4 NOSES BREWING COMPANY
1STBANK CENTER
ARISTA BROOMFIELD
PROTO'S
ARISTA DELI & COFFEE
HICKORY & ASH
KEG HOUSE
Vinca
Indiana Street
Walnut Creek Golf Preserve
N

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