

# For sublease

13601 Via Varra, Broomfield, CO 80020

**Newly Built High-Tech Space!**



## Premises

- Total available space: 88,293 SF (divisible to 15,629 SF)
- Available: Q3 2023
- Lease term through August 31, 2030
- Asking rate: \$24.00-\$26.00 SF
- Operating expenses: \$9.21 SF

## Space Highlights

- Award-winning, “Design Forward” environment
- Large, multi-functional kitchen and break area (will become shared amenity, if demised)
- Creative mix of open space, private offices, huddle rooms, and varying sized conference rooms

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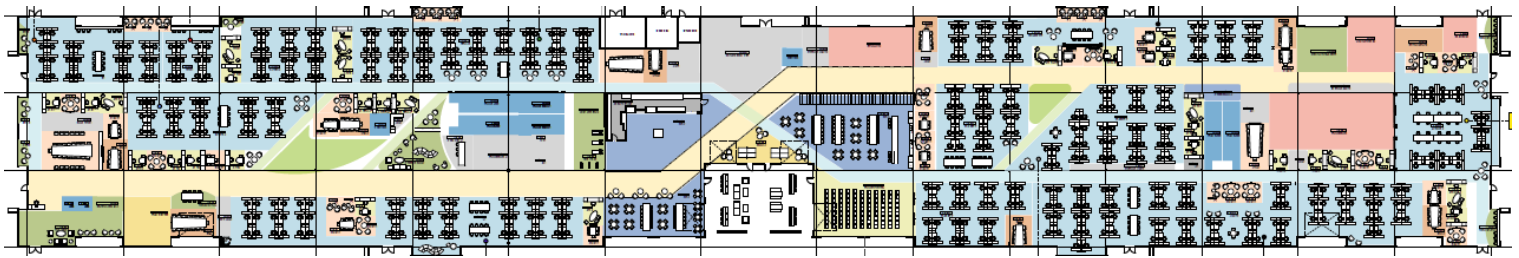
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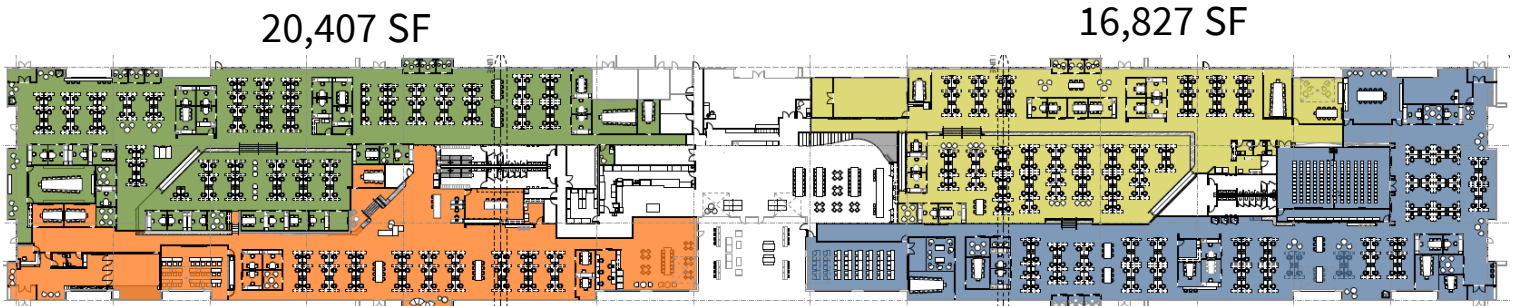
# Full Building Option



88,293 SF

- Open seating for 446 (+ 20 hotdesks)
- 10 large offices
- 21 medium offices
- 20+ huddle rooms
- IT room
- 10 conference rooms
- 1 large training room
- All-hands meeting space adjacent to cafeteria
- Fitness studio
- Locker rooms
- Café
- Warehouse
- Storage

## Demising Options



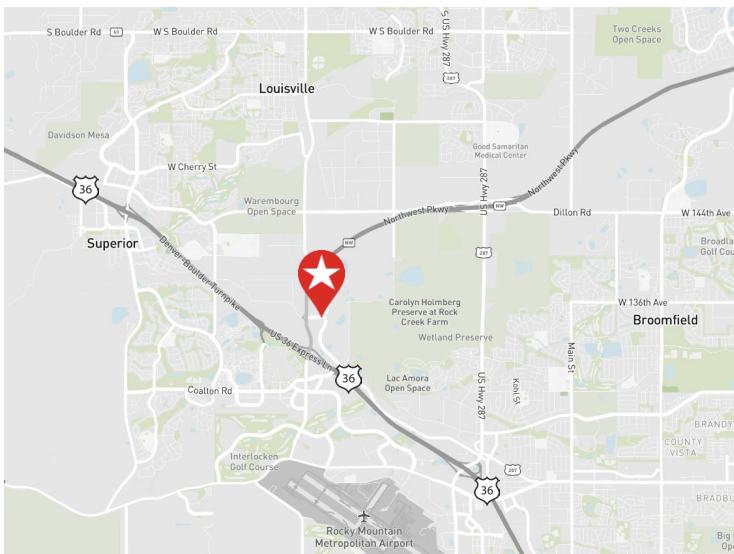
20,407 SF

16,827 SF

15,629 SF

21,436 SF

## Map



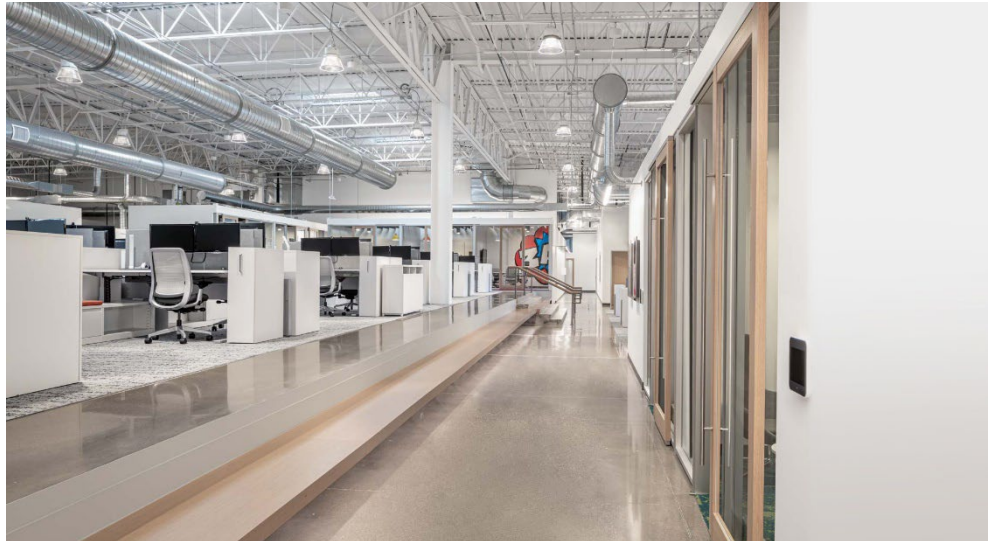
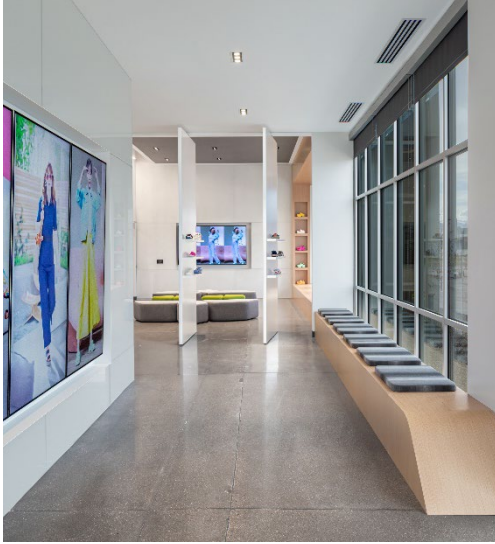
### Drive Times

US 36/Boulder Turnpike	0.8 mi / 2 min
Flatiron Crossing Mall	1.0 mi / 3 min
Louisville	2.5 mi / 7 min
Boulder	10.5 mi / 18 min
Downtown Denver	18 mi / 30 min
Denver International Airport	32 mi / 35 min



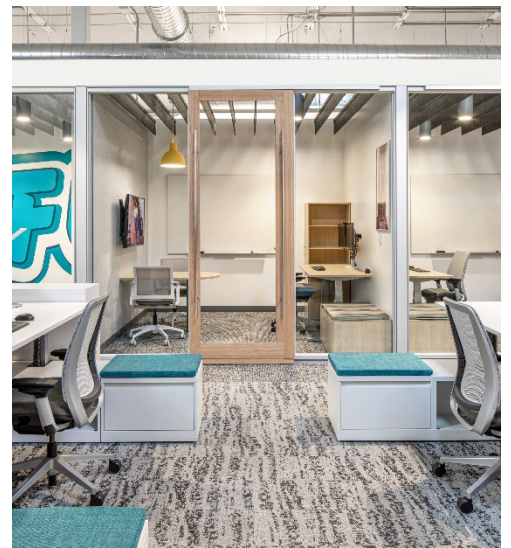
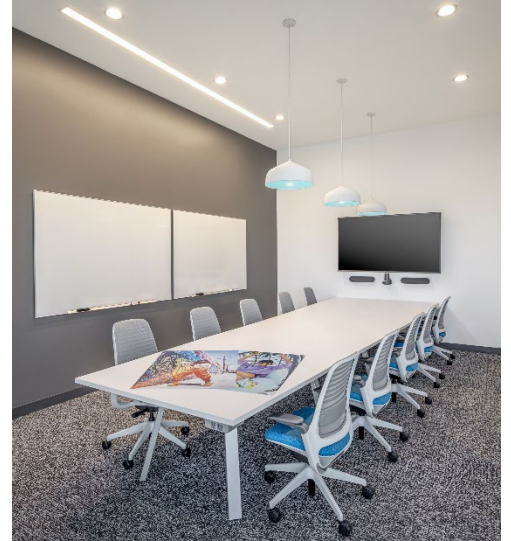


# Space Images



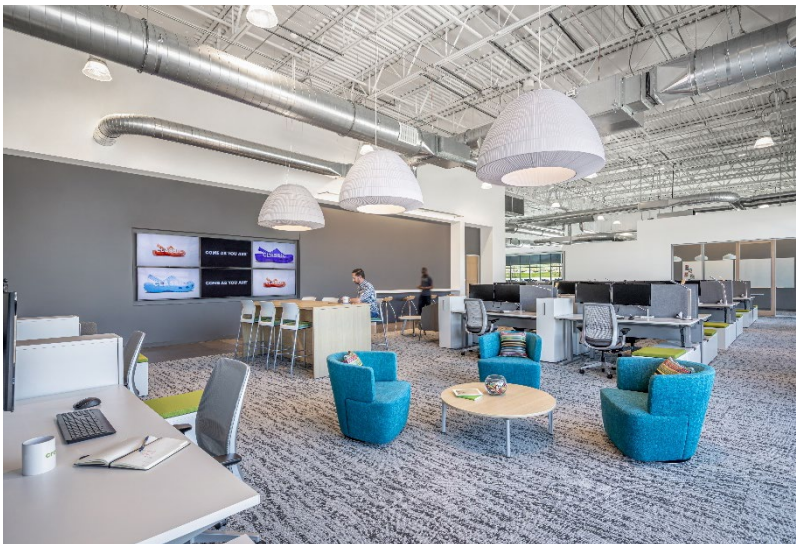


# Space Images





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