

**11110 Broomfield Lane**  
Broomfield, CO

**FOR LEASE**



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 **STEP**  
COMMERCIAL



#### **Property Notes:**

Brand new construction ready to be the new home for your business. Subdivisible into ~4,500 SF units, or available as the whole building. Building square footage includes a 5,300 SF mezzanine. Heavy power and fully sprinkled, this space is ready to go. Contact Broker for more info.

**Asking Rent:**

**\$15.00 NNN**

**Building Size:**

**18,284 SF**

**Lease Term:**

**Negotiable**

**Clear Height:**

**21 Feet**

**Available Space:**

**~4,500-18,284 SF**



## Property Description

Now available for lease, this brand new 18,284 square foot flex building offers exceptional versatility and can be built out to suit nearly any business use. The space may be divided into units as small as ~4,500 square feet (Main floor: 3,200SF and Mezzanine: 1,300SF), providing flexible options for any size business.

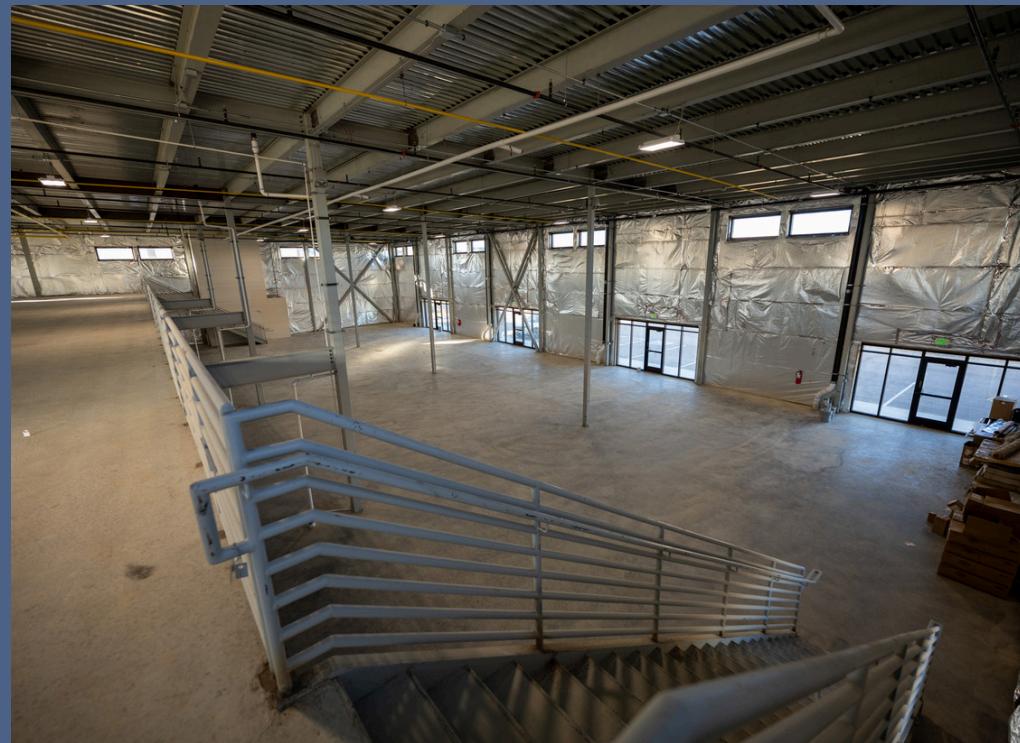
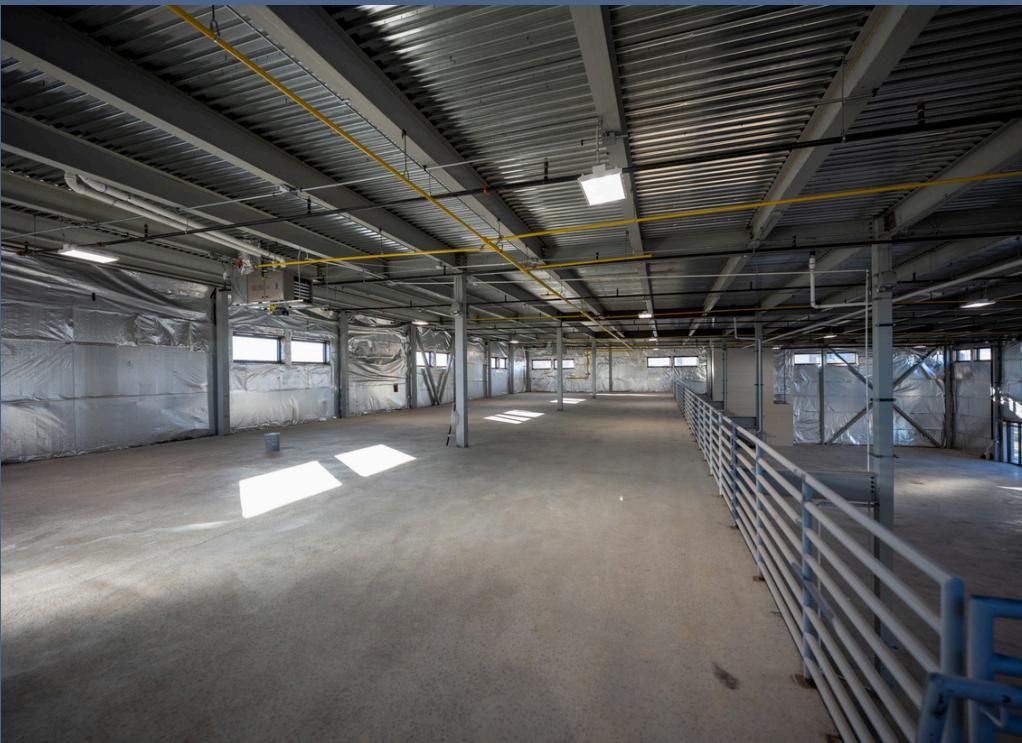
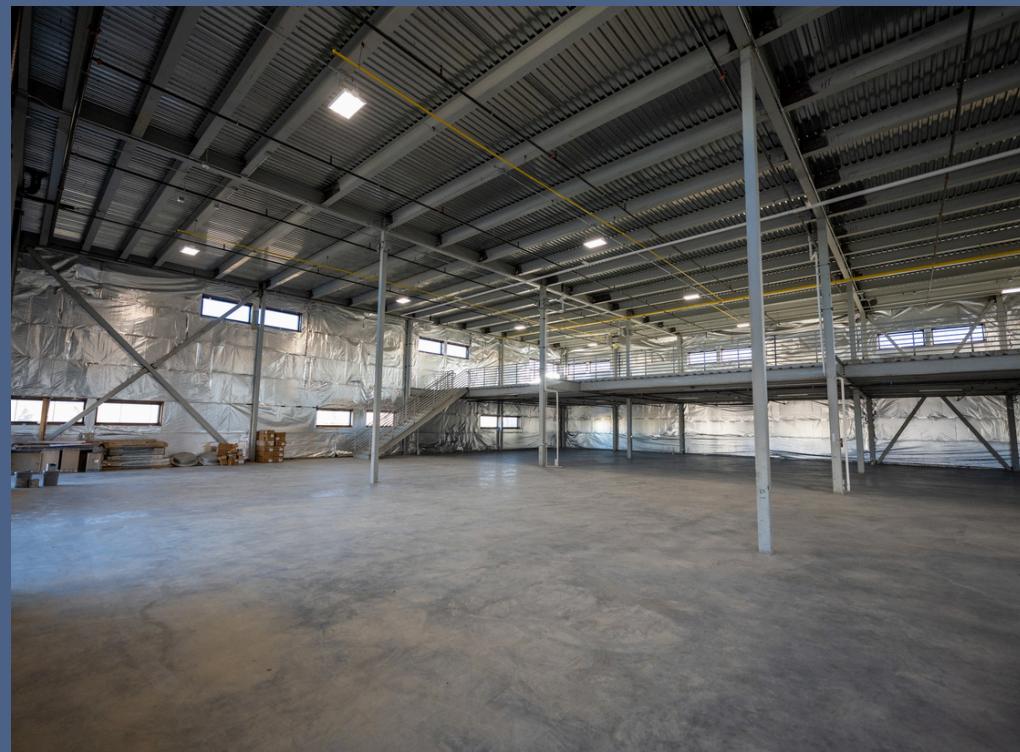
The building is designed to accommodate a wide range of uses including showroom, light industrial, R&D, service, office, or creative workspace. Floor plans, finishes, and utility configurations can be customized to meet tenant requirements. Drive-in doors to be added where needed.

This adaptable flex space is ideal for businesses seeking a modern facility that can be tailored to their current needs and can adapt to their growth plans.

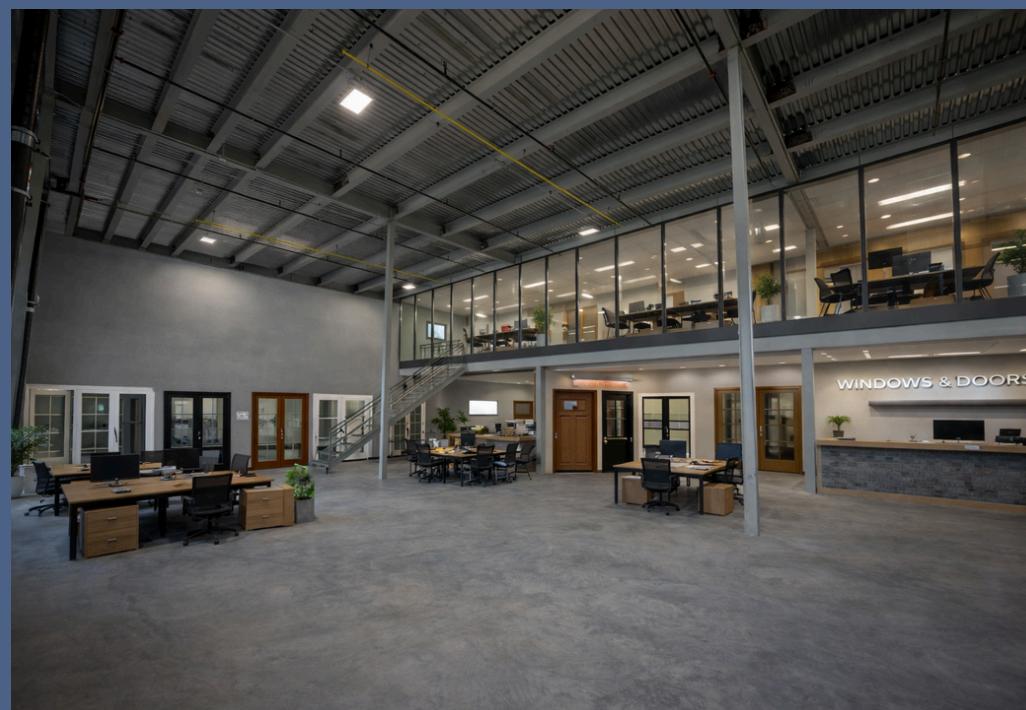
## Location Description

11110 Broomfield Lane is strategically positioned along the Denver-Boulder corridor with convenient access to the region's major transportation routes. The property is located right off US Highway 36, offering direct connectivity between Denver and Boulder, and easy reach of Interstate 25, allowing efficient north-south travel throughout the Front Range.

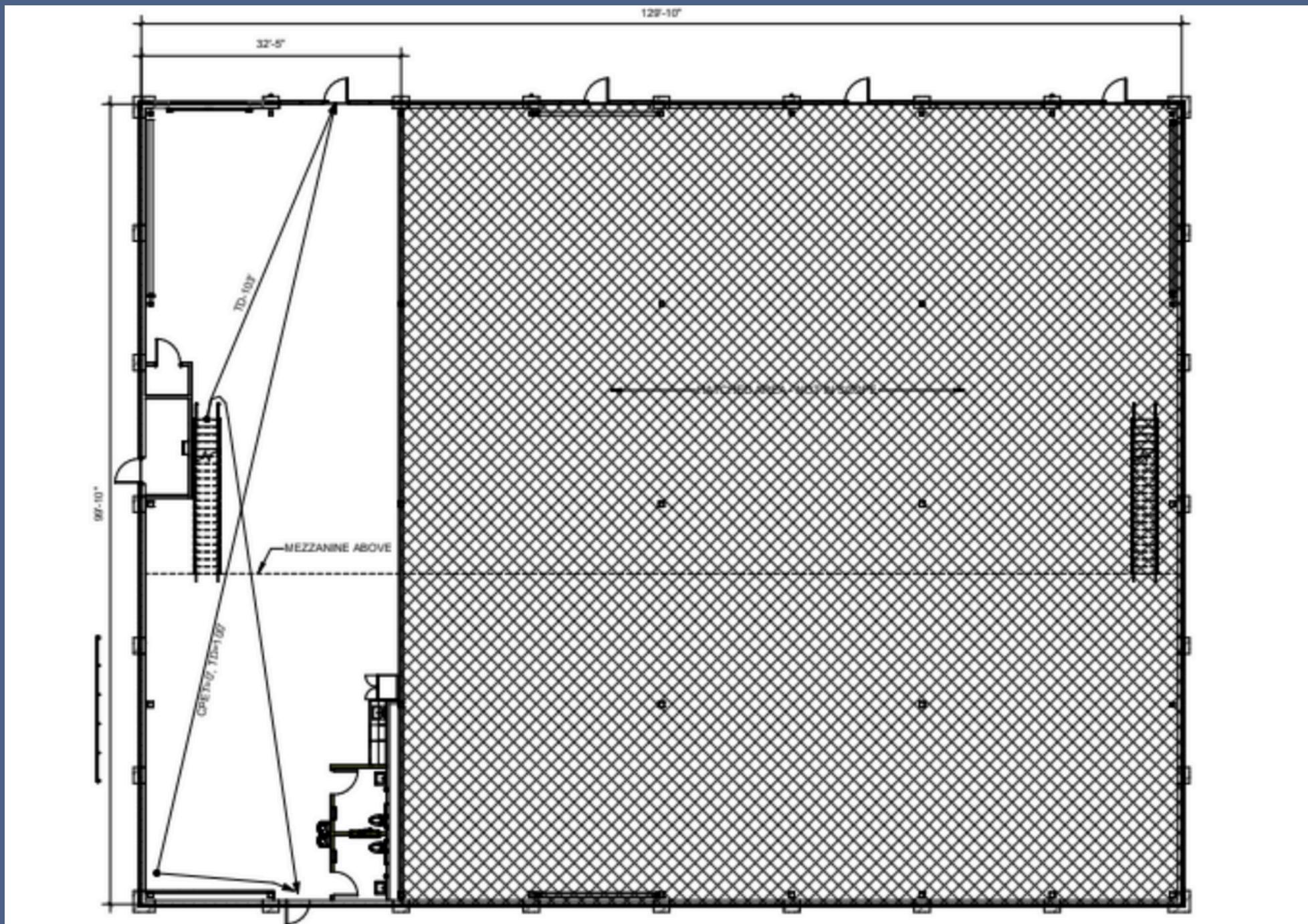
The site benefits from close proximity to a wide range of surrounding retail, dining, and service amenities, providing convenient options for employees and visitors.



**\*Artistic renderings of possible buildouts**



**\*Proposed floor plan for ~4,500 SF unit (3,200 SF main floor and 1,300 SF mezzanine)**





# Take the Next Step

Contact US



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