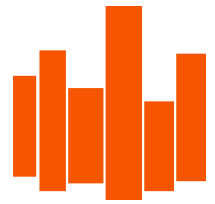


MY FLEX SPACE AT DEPOT HILL **RETAIL – OFFICE FOR LEASE**

1001 Depot Hill Rd., Broomfield, CO



Property Details:

- Lease Rate: Negotiable
- Unit A-6: 1,276 RSF
- Unit A-8: 1,276 RSF “Retail storefront”
- Unit A-13: 1,276 RSF
- Unit A-15: 1,276 RSF
- Zoning: PUD
- OH Door: 10’X14’
- Power: 3 Phase – 150 AMP
- Heat: Gas forced unit
- 24’X13’ mezzanine included in all units
- **LEASE TO OWN INCENTIVES**

Property Highlights:

Vista Commercial Advisors is pleased to announce the listing of My Flex Space at Depot Hill. Retail / Office flex condos, move-in ready with restroom, kitchenette & mezzanine. Uses include car storage, general storage, personal studios, gym facilities, general retail & office uses. Monument signage is available. Excellent central Broomfield location with easy access to the Hwy. 36 & Hwy 287 corridors. Uses exclude residential & food prep. Please see additional info at www.coloradoflexspace.com

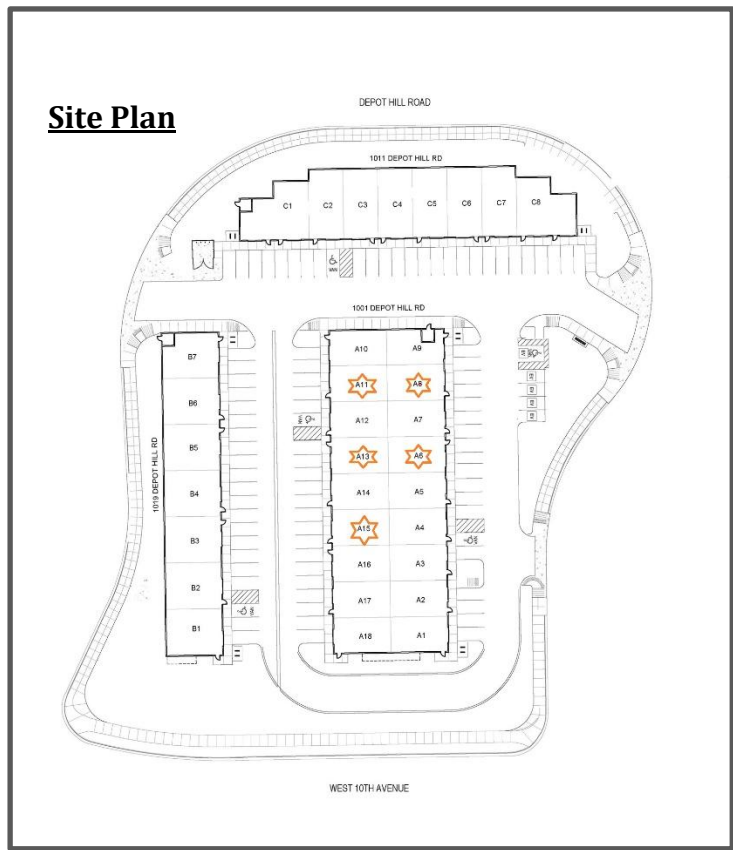
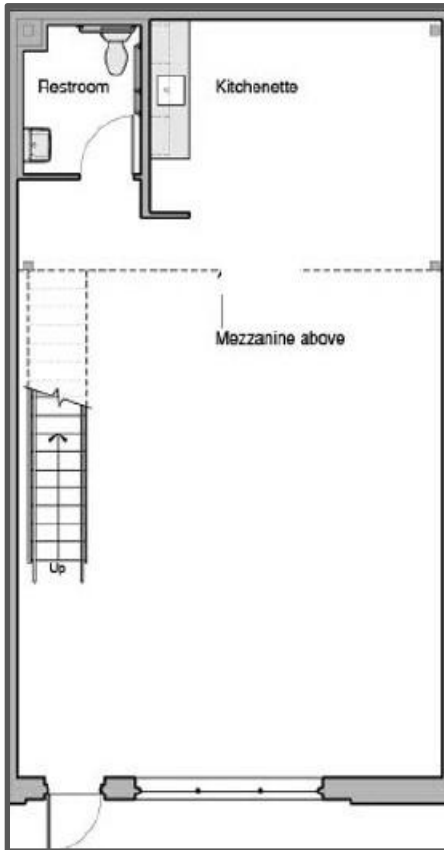
*Exclusively represented by Vista Commercial Advisors: Chip McReynolds
303-974-7600 ext. 2 or mcreynolds@vistacommercial.com*



VISTA COMMERCIAL ADVISORS INC.

www.vistacommercial.com • 520 Courtney Way, Suite 100, Lafayette, Colorado 80026 • 303-974-7600

Commercial Real Estate Advisory Services



Traffic Counts

Vehicles Per Day:
 Hwy 287: 40,000
 Hwy 36: 103,000

Location Overview:

- Just west of Hwy. 287
- Minutes from NW Parkway
- 13 miles from Boulder
- 16 miles from Denver

Demographics:

	1 Mile	3 Mile
Population	10,006	63,860
Households	4,262	26,750
Average HH Income	\$133,934	\$145,437

*Source: Site To Do Business



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