



COMMERCIAL DIVISION

3400 Industrial Lane

Broomfield, Colorado 80020

\$13.50 - \$14.25 sq/ ft

Office / Warehouse Space for Lease

Unit 3
Unit 4
Unit 11A



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Summary

- \$9.10 NNN. Includes: Insurance, management fees, property taxes, electricity, trash and recycling, water and sewage, building maintenance, landscaping and snow removal.
- Zoned industrial. Uses include office/manufacturing/processing/warehouse/research facility or other similar.
- Unit 3 is on the second floor with amazing flatiron views, closed door office spaces, private kitchen and bathrooms.
- Unit 4 has reception area, private office space, small conference room or second office plus warehouse space with kitchenette. 7' x 8' roll up door. 600 AMP/220V.
- Unit 11A is a warehouse space with large reception, 12'x12' roll up door and two man doors, private bathroom.

Unit 3 view from the conference room



Unit 3

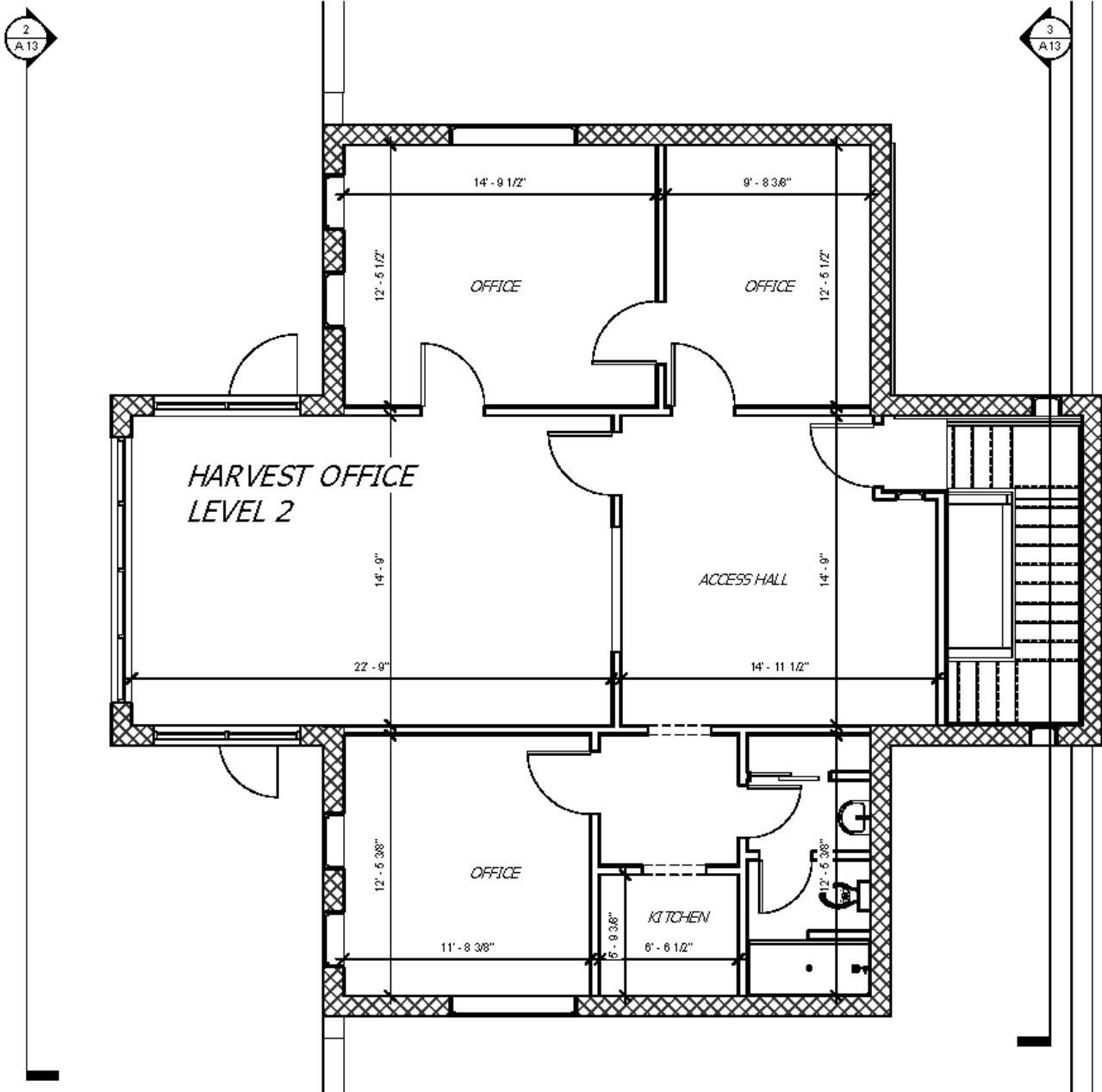


Unit 3



Details		
Unit 3	approx. 1,502 sq/ft	\$13.50 Sq/Ft
Unit 4	approx. 1,391 sq/ft	\$13.50 Sq/Ft
Unit 11A	approx. 2,980 sq/ft	\$14.25 Sq/Ft
Yard and storage	approx 2,400 sq/ft (yard)] + 200 sq/ft (enclosed storage)	\$1,125.00/month

Floorplan Suite 3



① Level 2 B1 - HARVEST OFFICE
1/4" = 1'-0"

Unit 4

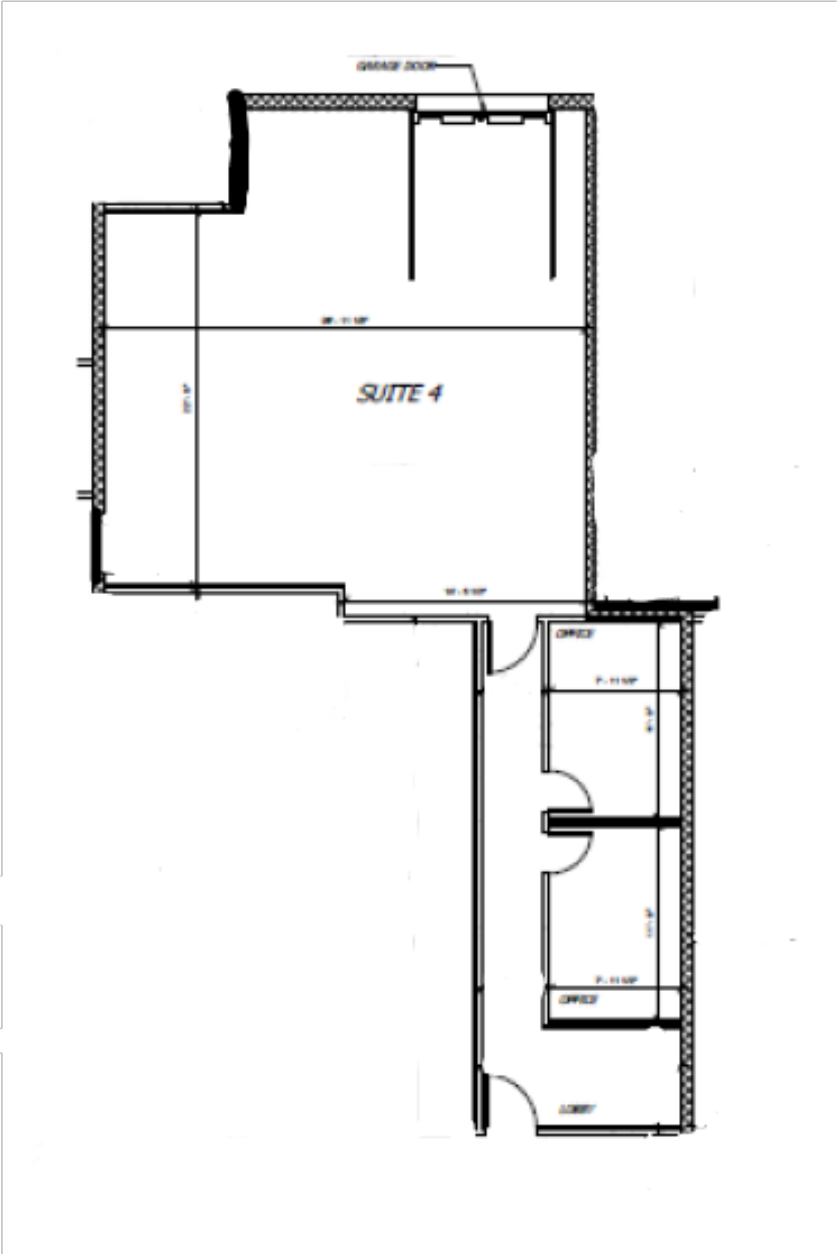
Unit 4
Lounge



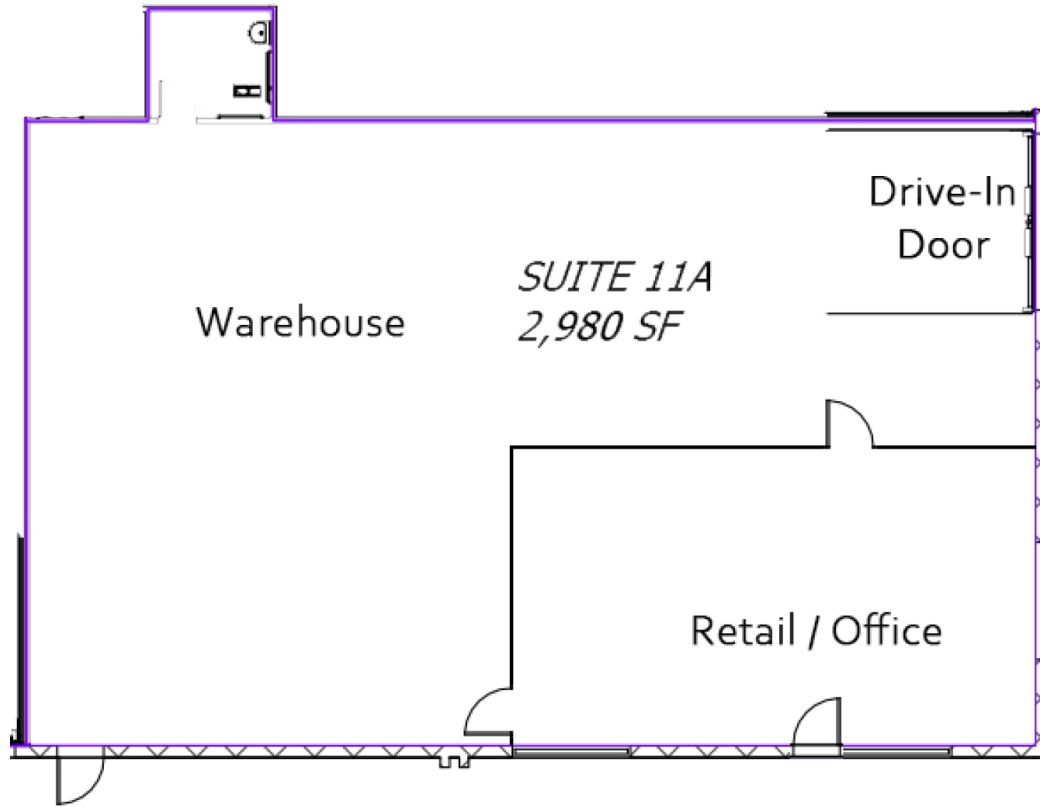
Unit 4
Conference



Unit 4
Warehouse



Unit 11A



Unit 11A Warehouse



