



## 100 Technology Drive

Broomfield, CO

### 3-Building Investment Property in Interlocken Business Park

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Property Info & Gallery

View Map

Total Rentable Area	68,064 sq. ft.
Site Size	5.57 acres
Year One In-Place Income	\$1,178,310
Sale Price	\$18,200,000 (\$267/sq. ft.)

- Three Single-Story Flex Buildings with High-End Office, Lab, Manufacturing, & Warehouse
- Fully Leased with a Combined 4 Year WALT
- Diverse Mix of Tenants in Technology, Device Manufacturing, Healthcare, Engineering, & R&D
- Dock-High & Grade-Level Loading; Fully Sprinklered; Climate Control Throughout
- 14-16 ft. Clear Heights, 18 ft. Deck, 3-Phase 480/277 V Service
- Strategically Located in Interlocken Business Park Convenient to Denver & Boulder
- Abundant Parking at a Ratio of 3.5:1,000, RTD & Multi-Use Trail System Access
- Amenity Rich Area with an Airport, Hotel & Golf Resort, Restaurants & Retail in Immediate Proximity

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## PROPERTY OVERVIEW

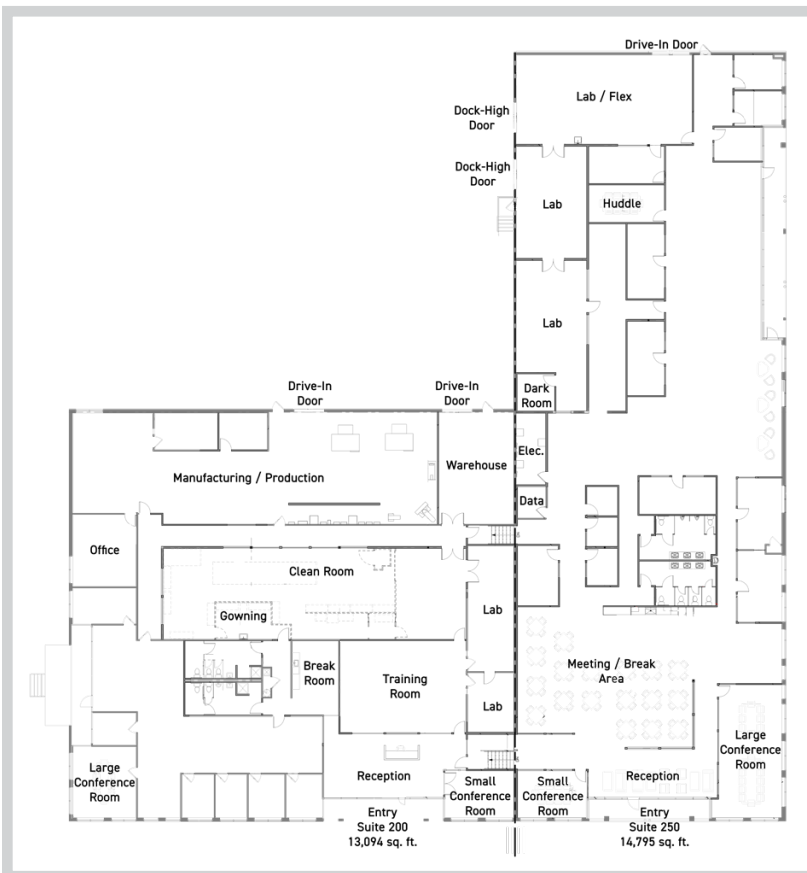
Address	100 Technology Drive, Broomfield CO 80021
Site Area	Three Buildings on 5.57 Acres
Rentable Square Feet	Building A - 27,889 sq. ft.
	Building B - 25,381 sq. ft.
	Building C - 14,794 sq. ft.
Occupancy	100% (6 NNN Tenants)
Year One In-Place Income	\$1,178,310
Year of Construction/Renovation	1986 / 2023
Foundation/Structure	Slab on Grade, Drilled Piers, Steel Support, Concrete Block, Membrane Roof
Clear Height	Exposed & Dropped Ceilings 14-16 ft. Clear
Parking Spaces	240 Surface (3.52:1,000)
Features	Multi-Level Loading, Heavy Power, Fire Sprinklered, Fully Climate Controlled





## BUILDING A PROPERTY SUMMARY

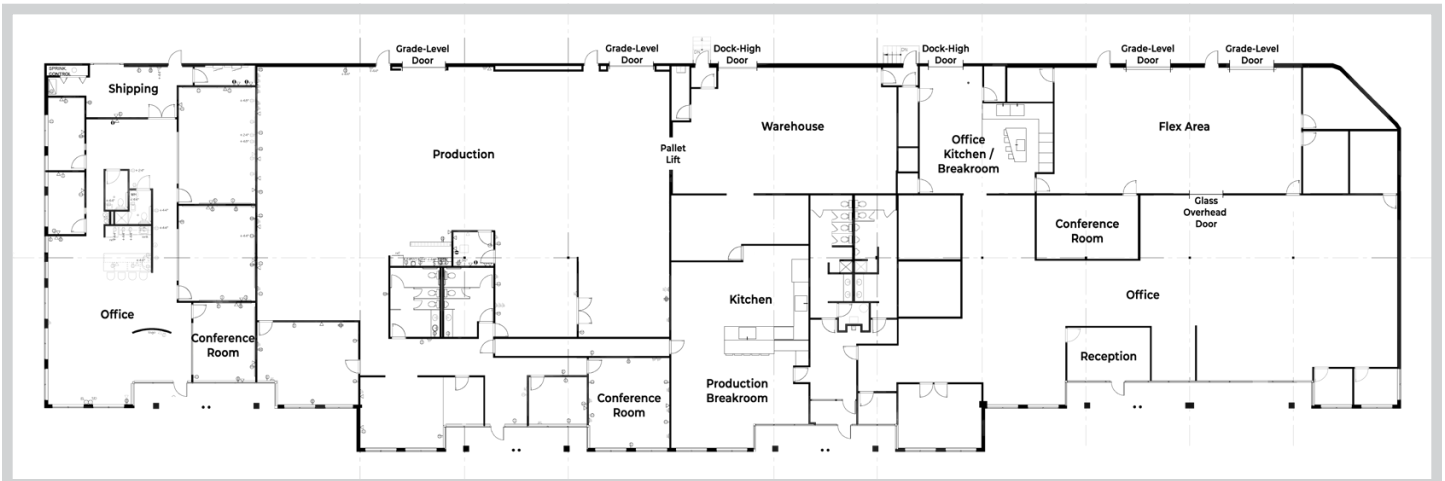
<b>Leasable Area</b>	27,889 RSF - 2 Units
<b>Occupancy</b>	100% Leased Office, Warehouse, & Lab with Clean Room to 2 Tenants through 2027-2031
<b>Loading</b>	Two Dock-High; Three Grade-Level Doors
<b>Power</b>	480-277 V 1,000 amps
<b>Renovation</b>	Fully Remodeled with Class A Finishes & ISO 7 Clean Room 2019-2021



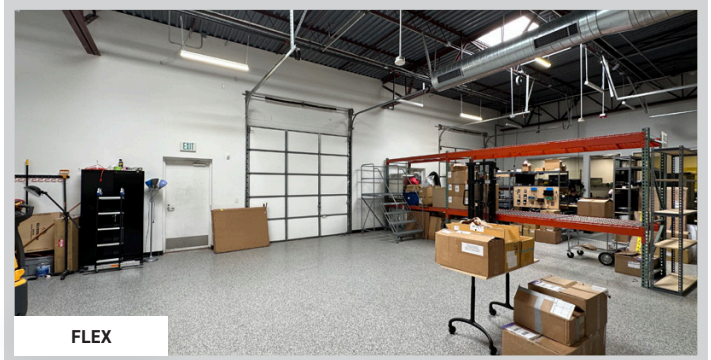


## BUILDING B PROPERTY SUMMARY

<b>Leasable Area</b>	25,381 RSF - Easily Divisible
<b>Occupancy</b>	100% Leased Office, Manufacturing & Warehouse Space - Single Tenant Through 8/31/29
<b>Loading</b>	Two Dock-High; Four Grade-Level Doors
<b>Power</b>	480-277 V 600 amps
<b>Renovation</b>	Tenant Started in ~ 3,500 sq. ft. & TI was Performed in Each Unit as they Expanded to Full Building



RECEPTION



FLEX





## BUILDING C PROPERTY SUMMARY

<b>Leasable Area</b>	14,794 RSF - 3 Units
<b>Occupancy</b>	100% Leased Office, Manufacturing & Flex Space - 3 Tenants Through 2027 - 2030
<b>Loading</b>	One Dock-High; Two Grade-Level Doors
<b>Power</b>	480-277 V 1,000 amps
<b>Renovation</b>	Units 300 & 315 were Updated for Tenants in 2021 & 2024

