



BROOMFIELD FLEX / OFFICE SPACE

FOR SUBLEASE

530 Compton Street, Broomfield, CO 80020

Well-configured 2,808 SF flex/office space in Broomfield offering a functional mix of warehouse and office. The suite features a large open warehouse area (~34' x 32') with a dedicated garage/loading area, ideal for storage, light assembly, or service-based operations.

FEATURE HIGHLIGHTS

-  Flex Space
-  Kitchenette
-  Van High Loading Dock

PROPERTY OVERVIEW

SUITE D	2,808 RSF
LEASE RATE	\$13.00/RSF NNN
EXPENSES (EST)	\$5.63/RSF
AVAILABLE	Now
PARKING	9 spaces
LEASE TERM	18 Months - Sublease ends 9/30/2027
ZONING	I-2

FOR MORE INFORMATION:



Chris Wynja

Broker Associate

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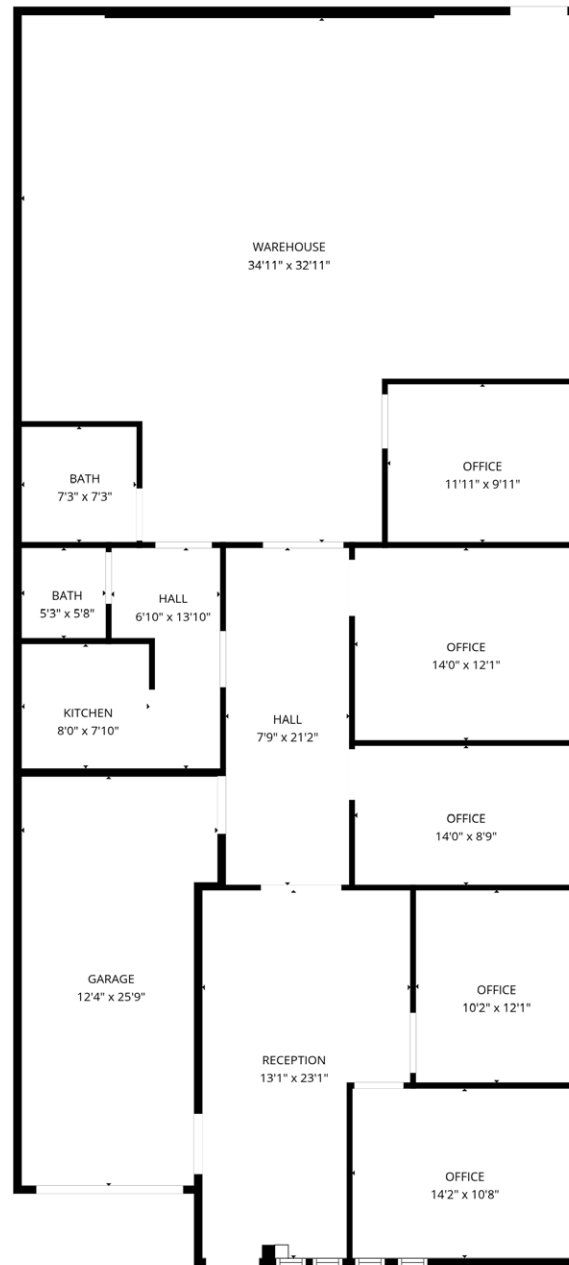
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PROPERTY FLOOR PLAN

The front of the space includes a reception area and multiple private offices of varying sizes, supporting administrative and client-facing needs. Additional features include a kitchenette/break area, two restrooms, and a layout that clearly separates office and warehouse functions.

Ideal for contractors, service businesses, or light industrial users seeking efficient, flexible space with immediate usability.


Direct Lease with landlord is available for qualified tenants.





PROPERTY LOCATION

Explore more in the area.



- 1 FIRST WATCH
- 2 THE OASIS
- 3 STARBUCKS
- 4 SPORT AXIS
- 5 ABO'S PIZZA
- 6 GHO/SHOP casual urban eatery
- 7 SILL-TERHAR MOTORS
- 8 MCDONALD'S

