

**FOR SALE**  
16,000 SF - 20,000 SF

**BUILD TO SUIT**

# STEM BUSINESS PARK OF BROOMFIELD

11100 BROOMFIELD LANE  
BROOMFIELD, CO



## OFFERED BY:

**Greg Knott**

Executive Vice President  
303-521-3648  
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**Earl Duffy**

Senior Broker Associate  
303.968.4929  
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**SIGNIFICANT TI ALLOWANCE AVAILABLE**



**BUILD TO SUIT AVAILABLE**

Pad Sites Available for Build to Suit Opportunities



**MULTIPLE BUILDING SIZES AVAILABLE**

16,000 SF - 20,000 SF

## INVESTMENT SALES CONTACTS

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UNIQUE PROPERTIES

400 South Broadway

Denver, CO 80209

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

# SITE PLAN

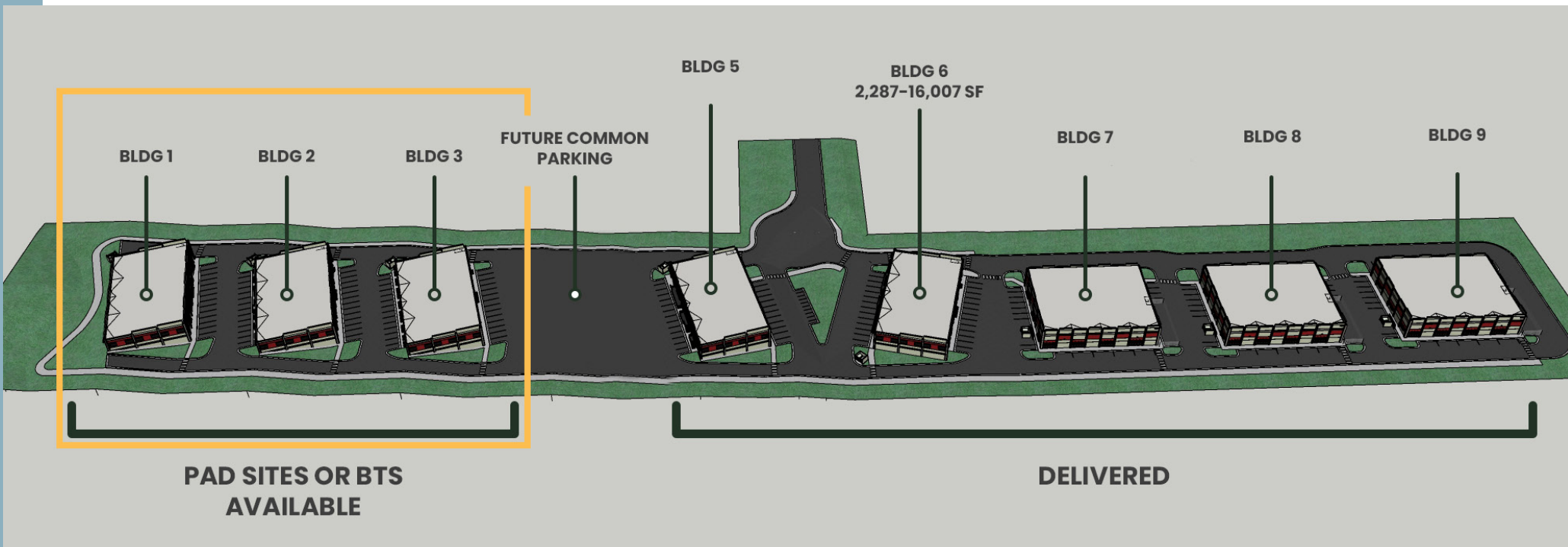
BUILDING	BAY	AVAILABILITY	TOTAL SF
5	1	LEASED Golf Simulator	16,002 SF Contiguous
	2		
	3		
	4		
	5		
	6		
	7		

BUILDING	BAY	AVAILABILITY	TOTAL SF
6	1	2,286 SF Available	16,002 SF Contiguous Available
	2	2,286 SF Available	
	3	2,286 SF Available	
	4	2,286 SF Available	
	5	2,286 SF Available	
	6	2,286 SF Available	
	7	2,286 SF Available	

BUILDING	BAY	AVAILABILITY	TOTAL SF
7	1	Leased Plastic Surgery	18,226 SF Contiguous Available
	2		
	3		
	4		

BUILDING	BAY	AVAILABILITY	TOTAL SF
8	1	LEASED Pharmaceutical Company	18,226 SF Contiguous
	2		
	3		
	4		

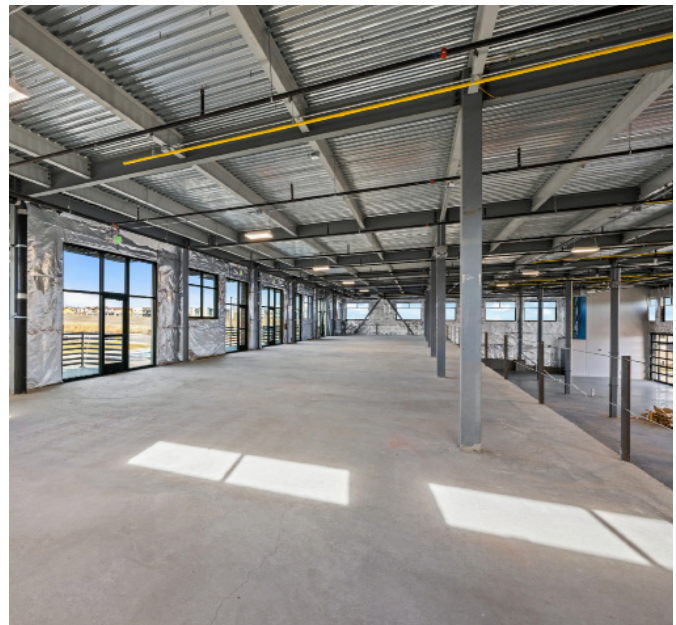
BUILDING	BAY	AVAILABILITY	TOTAL SF
9	1	Leased Crossfit User	18,226 SF Contiguous
	2		
	3		
	4		



# 16,007 SF FOOTPRINT (BLDG. 5 & 6)



# 16,007 SF FOOTPRINT (BLDG. 5 & 6)



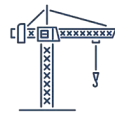
# INVESTMENT OVERVIEW

## ADDRESS



11100 BROOMFIELD LN  
BROOMFIELD, CO

## DELIVERY



2025

## SALE PRICE



\$300 / SF

## LEASE RATE



\$17/SF NNN

## AVAILABLE SIZES



16,000 SF -  
20,000 SF

## POWER



540 AMPS OF  
120/208 3PH PER  
BLDG

## ZONING



PUD ZONING

## PARKING



3:1,000 SF

## FIRE SUPPRESSION



FULLY  
SPRINKLERED

## OPEX



ESTIMATED \$6/SF

## LOADING BTS



(2) EXISTING 10' X 12'  
DRIVE INS IN BLDGS 5/6  
BUILDING 14'-24' CLEAR  
HEIGHT

ABILITY TO ADD DRIVE IN  
DOORS TO EVERY BUILDING

## TENANT IMPROVEMENT ALLOWANCE



SIGNIFICANT  
TI ALLOWANCE  
AVAILABLE

# 18,226 SF FOOTPRINT (BLDG. 7, 8 & 9)

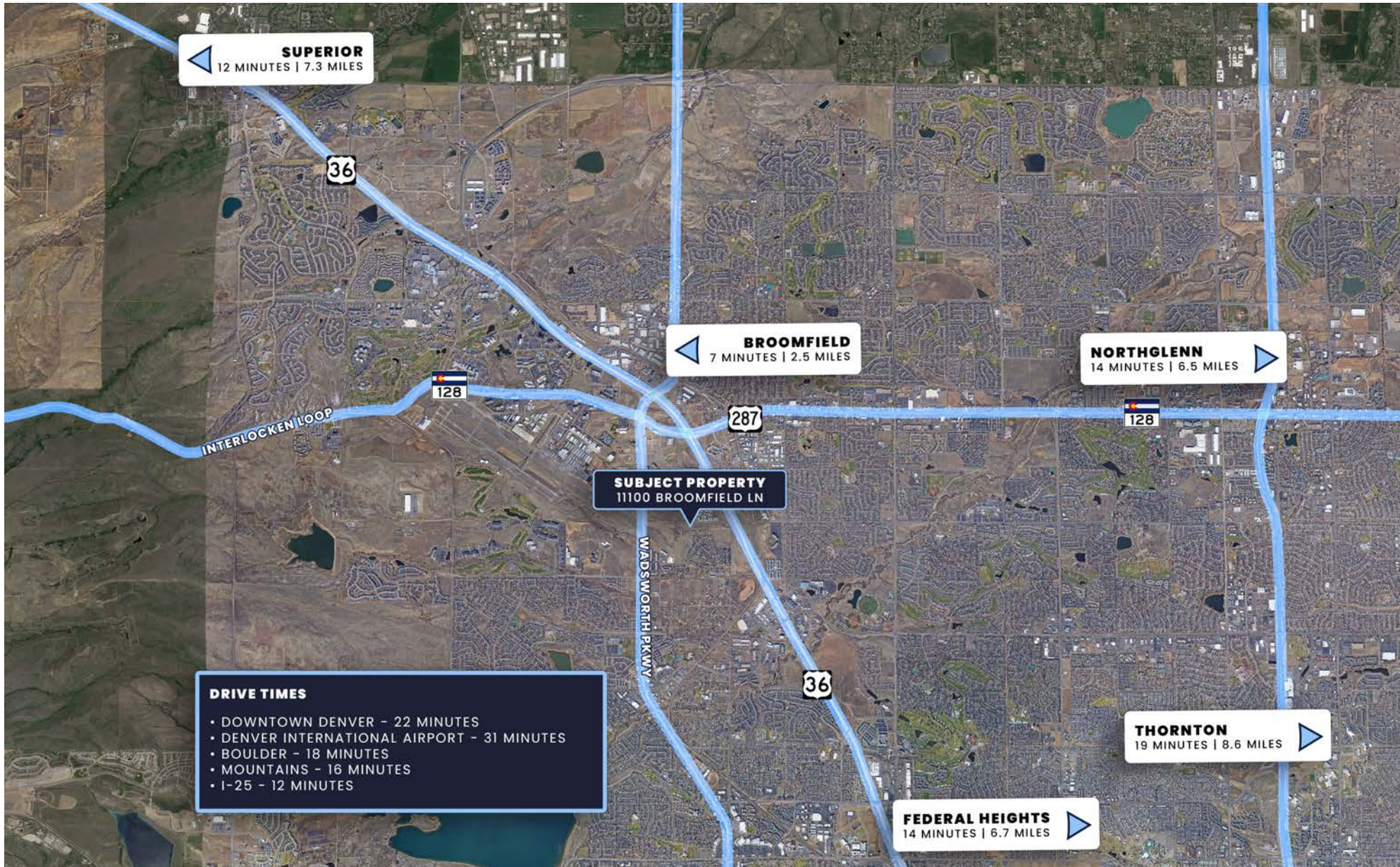


# PROPERTY AERIAL





# ACCESS MAP

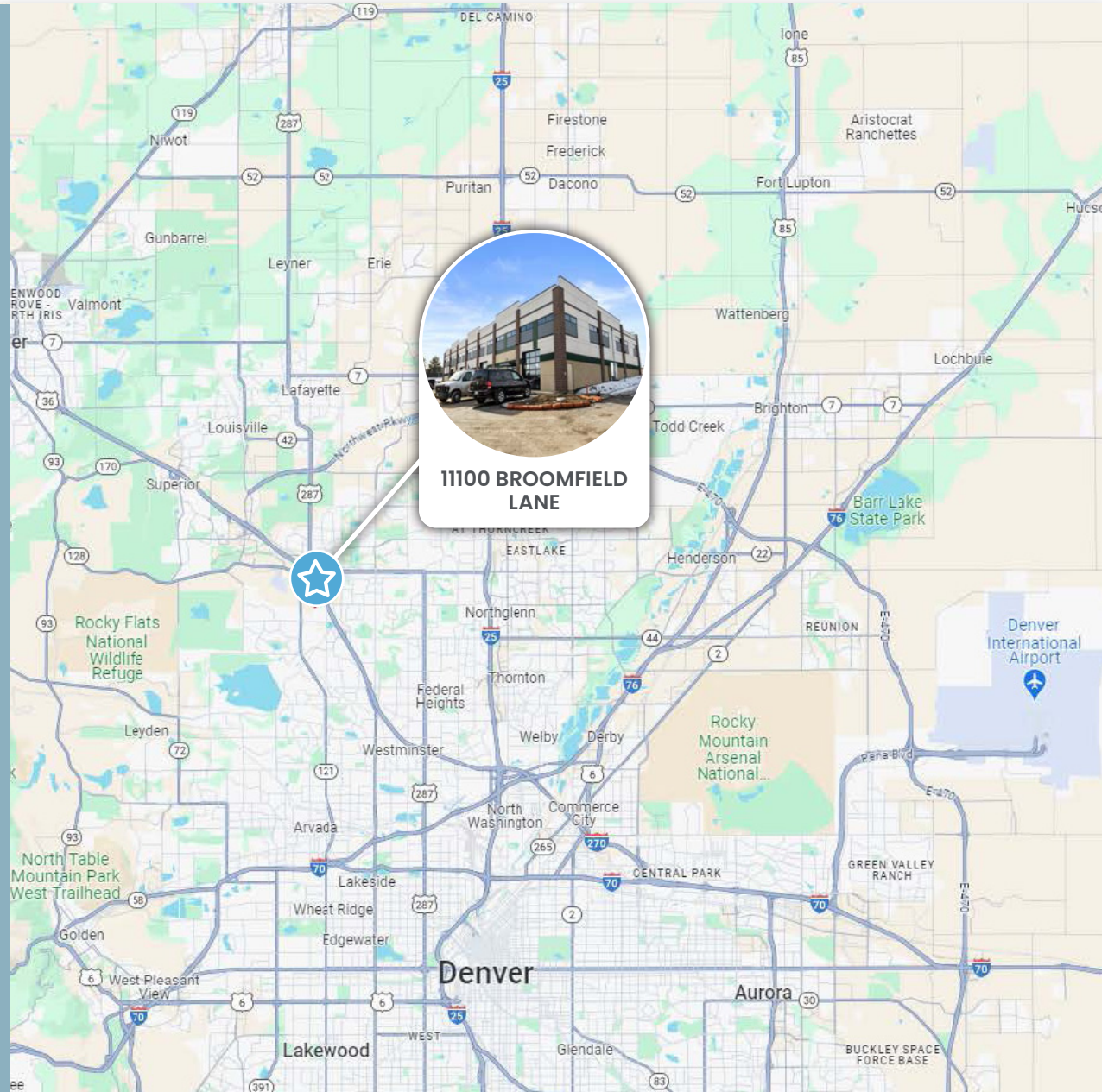


# MAP & DEMOGRAPHICS

## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	5 MILES
2023 Population	7,305	41,324	230,487
2028 Population Projection	8,015	43,275	235,438
Median Age	36.5	38.3	38.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
2023 Households	3,192	16,097	90,827
Avg Household Income	\$98,288	\$115,231	\$117,798
Median Household Income	\$79,210	\$95,217	\$94,731
Median Home Value	\$375,535	\$400,273	\$415,962





## ABOUT **UNIQUE**

Unique Properties offers innovative solutions to real estate owners, investors and tenants throughout Colorado. Having operated successfully for over 40 years, our Colorado roots are deep, our reputation is uncompromised, and our experience is unparalleled. This positions us to assist our clients in reaching their business and financial goals while ensuring their best interests are always protected.

We measure our success by the quality, efficiency and certainty of the solutions provided by our experienced team members. We pride ourselves on outpacing our competition while providing creative and “unique” solutions to our clients.

Our work ethic and unyielding attention to our core values allows our clients to clearly distinguish the true difference between an institutionalized corporate brokerage company and one that is truly unique.

### — WHO WE **SERVE**

Owners | Investors | Tenants

### — THE **BENEFIT**

Best-in-class services delivered with the focused attention only a locally-owned firm can offer.

CLIENTS RETURN  
TO US AN  
AVERAGE OF:

**4** TIMES

TRANSACTIONS  
IN 2021

**30**

EXPERIENCED  
BROKERS



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