



**295 Interlocken Blvd**

Broomfield, CO

## Move-In Ready Lab/Flex Space

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**Property Info & Gallery**

**View Map**

Available Immediately

8,363 sq. ft.

Lease Rate / sq. ft.

~~\$19.50 NNN~~ **\$17.50 NNN**

Expenses / sq. ft. (2025)

**\$11.10\***

*\*Not Including Utilities*

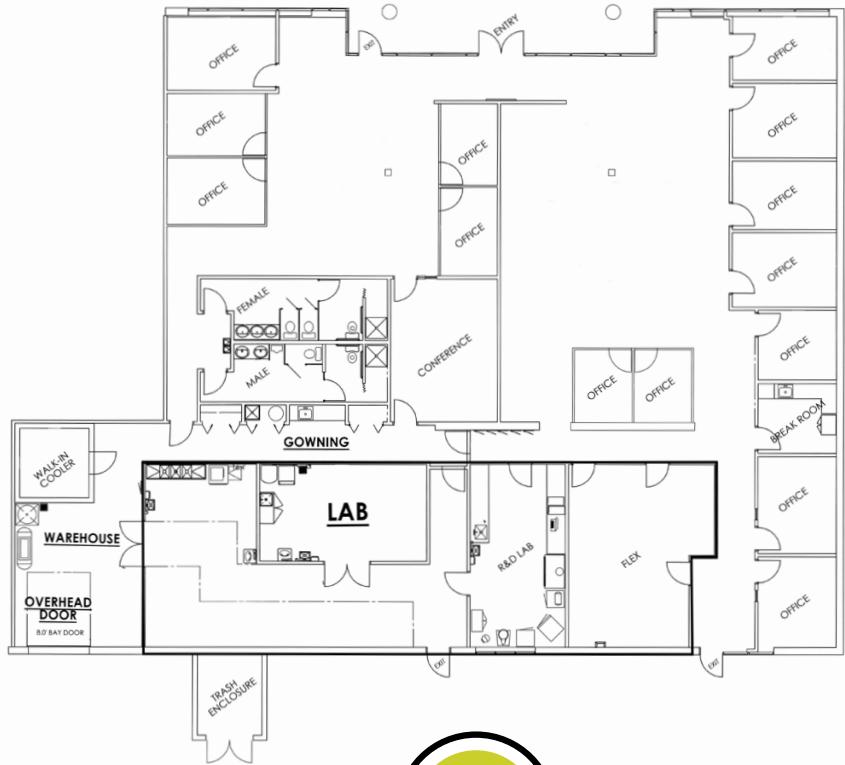
- **Introductory Year One Rate of \$17.50 / sq. ft. for Any Term of 3 Years or More!**
- Mix of Open Work Area, Private Offices, Lab Space, & Warehouse with Dock Door
- Lab Features Epoxy Floors, Multiple Sinks, Floors Drains, Walk-In Cooler, Gowning Area & Viewing Windows
- Grade-Level & Half Dock Height Loading with Access to Motorized Leveler
- Building Features Heavy Power, 18 ft. Deck, & Versatile Loading
- Convenient to Denver & Boulder with Abundant Parking Ratio of 3.75 : 1,000
- Nearby Amenities Include Rocky Mountain Airport, Flatirons Mall, Omni Hotel & Golf Resort, and Many Retail & Restaurant Options

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**2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040**

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VIDEO  TOUR



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