



## Brookside Professional Building

8853-8859 Fox Dr, Thornton, CO 80260



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# Brookside Professional Building

\$12.00 /SF/YR

Brookside Professional Center has significant upside for a client who is looking for Office/Medical/Call Center space. The owner has made both buildings ADA accessible and the attractive landscaping, abundant parking and new siding make the property very attractive to tenants in the northwest area. Its easy access to I-25 and proximity to restaurants and shopping makes this an outstanding investment opportunity....

- Convenient location facing 88th Street.
- Easy access for clients and employees.
- Large shade trees provide a park like environment.



|                         |                    |
|-------------------------|--------------------|
| Rental Rate:            | \$12.00 /SF/YR     |
| Total Space Available:  | 7,775 SF           |
| Max. Contiguous:        | 7,100.00 SF        |
| Property Type:          | Office             |
| Property Subtype:       | Medical            |
| Building Class:         | B                  |
| Rentable Building Area: | 17,434 SF          |
| Year Built:             | 1985               |
| Cross Streets:          | W 88th Ave         |
| Walk Score ®:           | 48 (Car-Dependent) |
| Transit Score ®:        | 39 (Some Transit)  |
| Taxes:                  | \$0.19 USD/SF/MO   |
| Operating Expenses:     | \$0.20 USD/SF/MO   |
| Rental Rate Mo:         | \$1.00 /SF/MO      |

## Basement Ste 105

|                 |                  |
|-----------------|------------------|
| Space Available | 675 SF           |
| Rental Rate     | \$12.00 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Office/Medical   |
| Lease Term      | Negotiable       |

This 675 SF office/medical space is available now. Tenant improvements available upon negotiation.

1

## 2nd Floor Ste 300A

|                 |                  |
|-----------------|------------------|
| Space Available | 3,550 SF         |
| Rental Rate     | \$12.00 /SF/YR   |
| Contiguous Area | 7,100 SF         |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Built Out As    | Call Center      |
| Space Type      | Relet            |
| Space Use       | Office/Medical   |
| Lease Term      | 3 - 10 Years     |

The space has the flexibility to be split into two separate spaces or one entire space. Currently built out as a physical therapy office, some equipment included. The space would also be perfect for a call center or professional services. Tenant improvements available upon negotiation. Recent improvements to the space include..... New LED-lighting, Refinished walls with décor, New Floorings and plenty of natural light.

2

## 2nd Floor Ste 300B

|                 |                  |
|-----------------|------------------|
| Space Available | 3,550 SF         |
| Rental Rate     | \$12.00 /SF/YR   |
| Contiguous Area | 7,100 SF         |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Built Out As    | Call Center      |
| Space Type      | Relet            |
| Space Use       | Office/Medical   |
| Lease Term      | 3 - 10 Years     |

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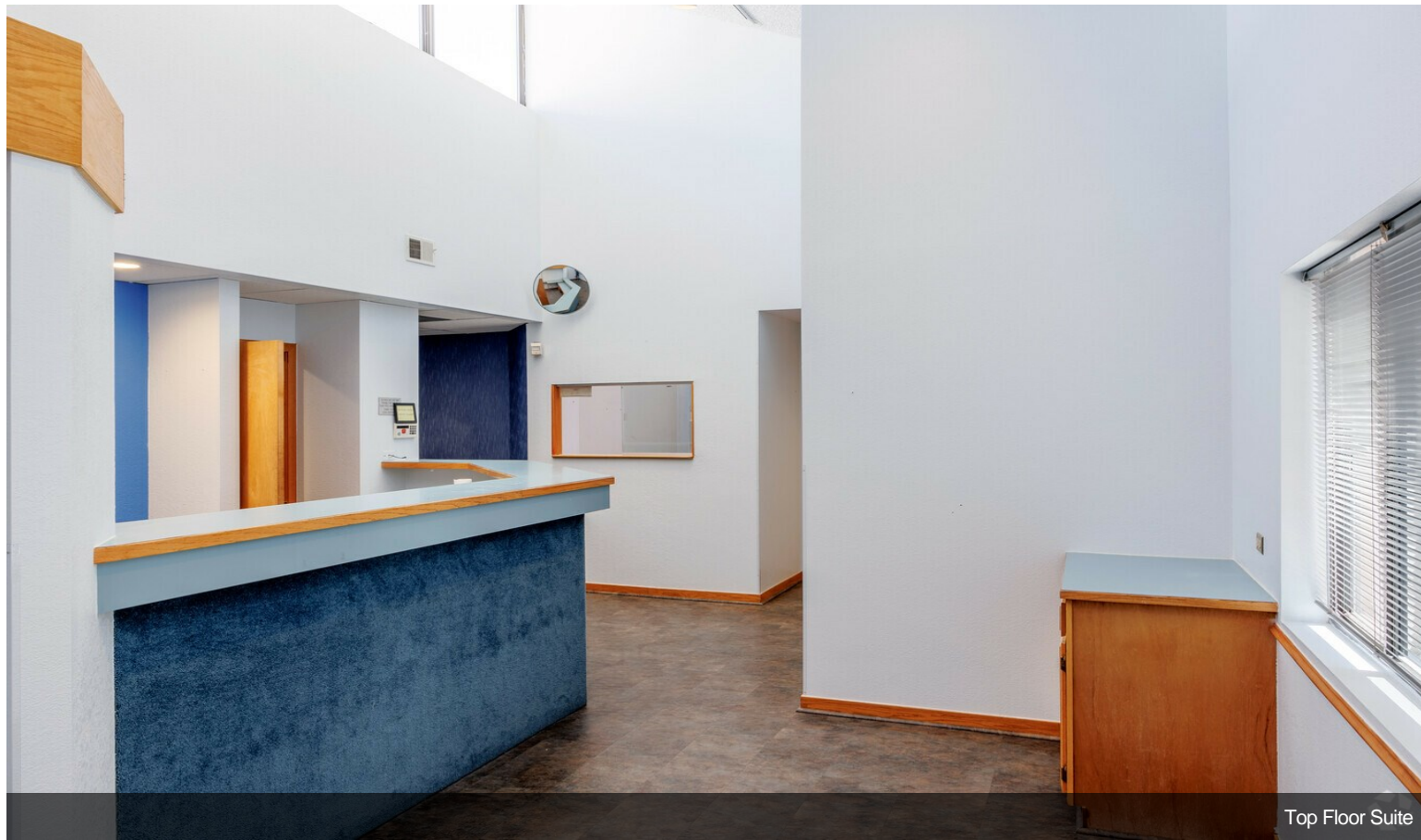
3



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# Property Photos



Top Floor Suite



Top Floor Suite

# Property Photos

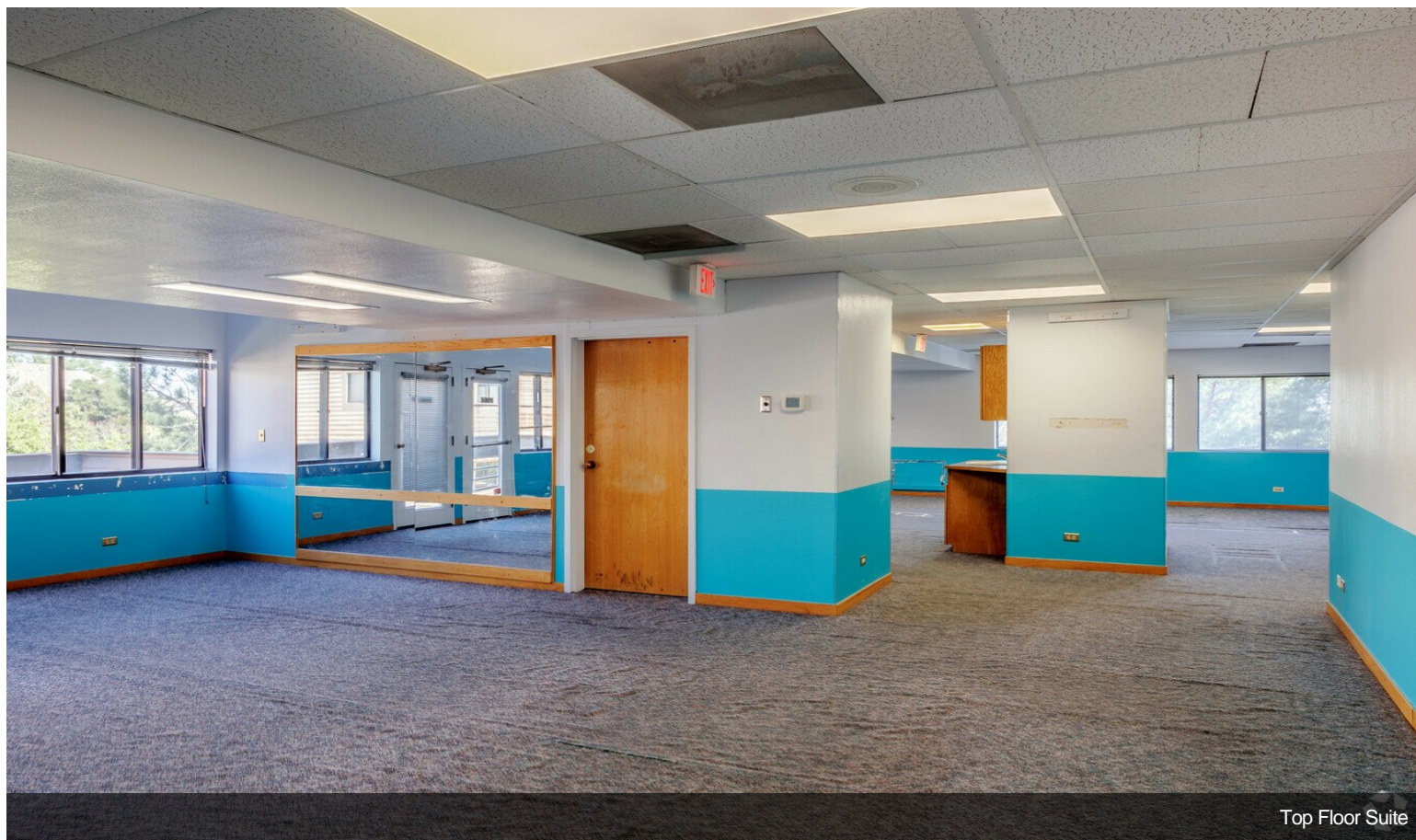


Top Floor Suite

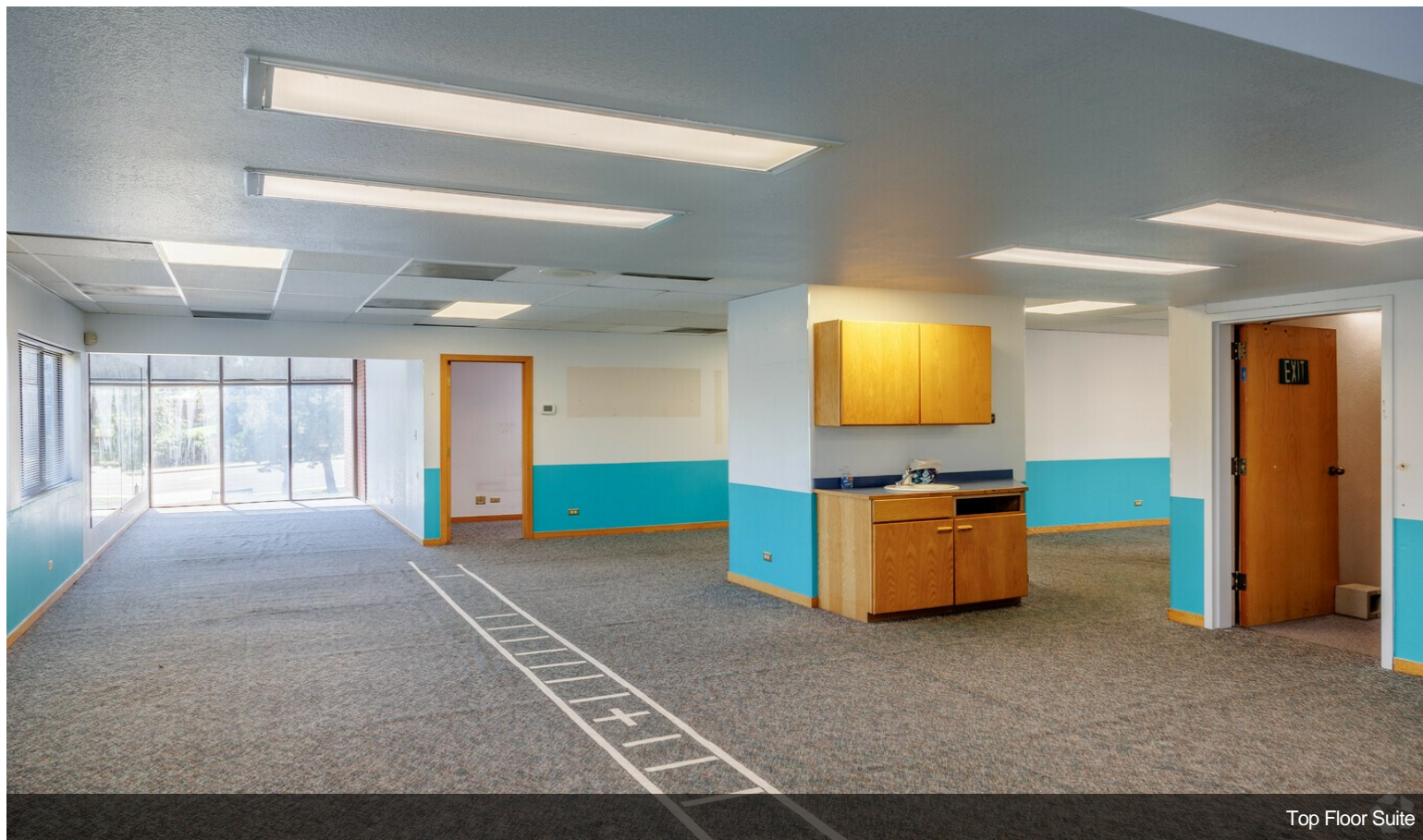


Top Floor Suite

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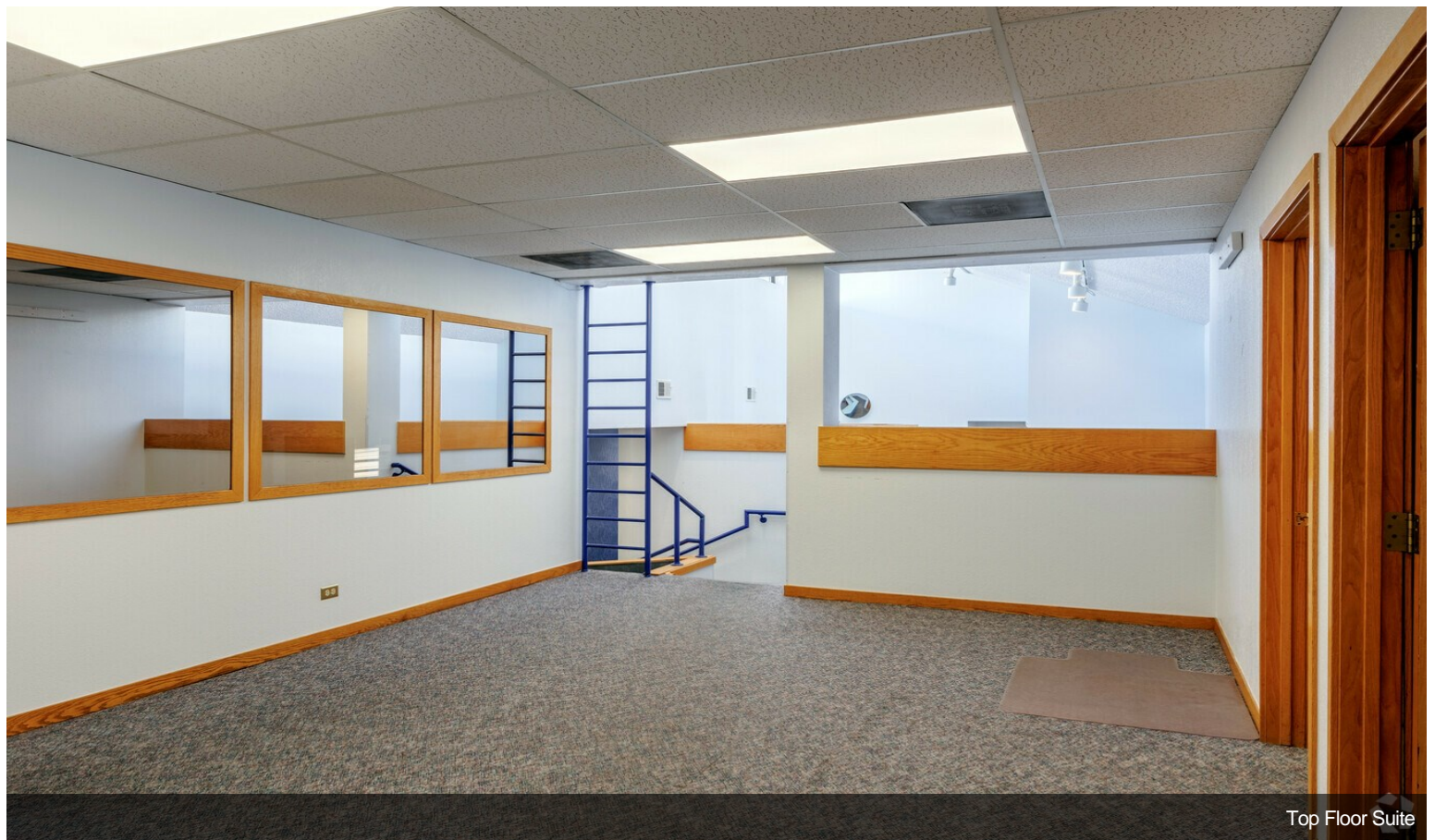


Top Floor Suite



Top Floor Suite

# Property Photos





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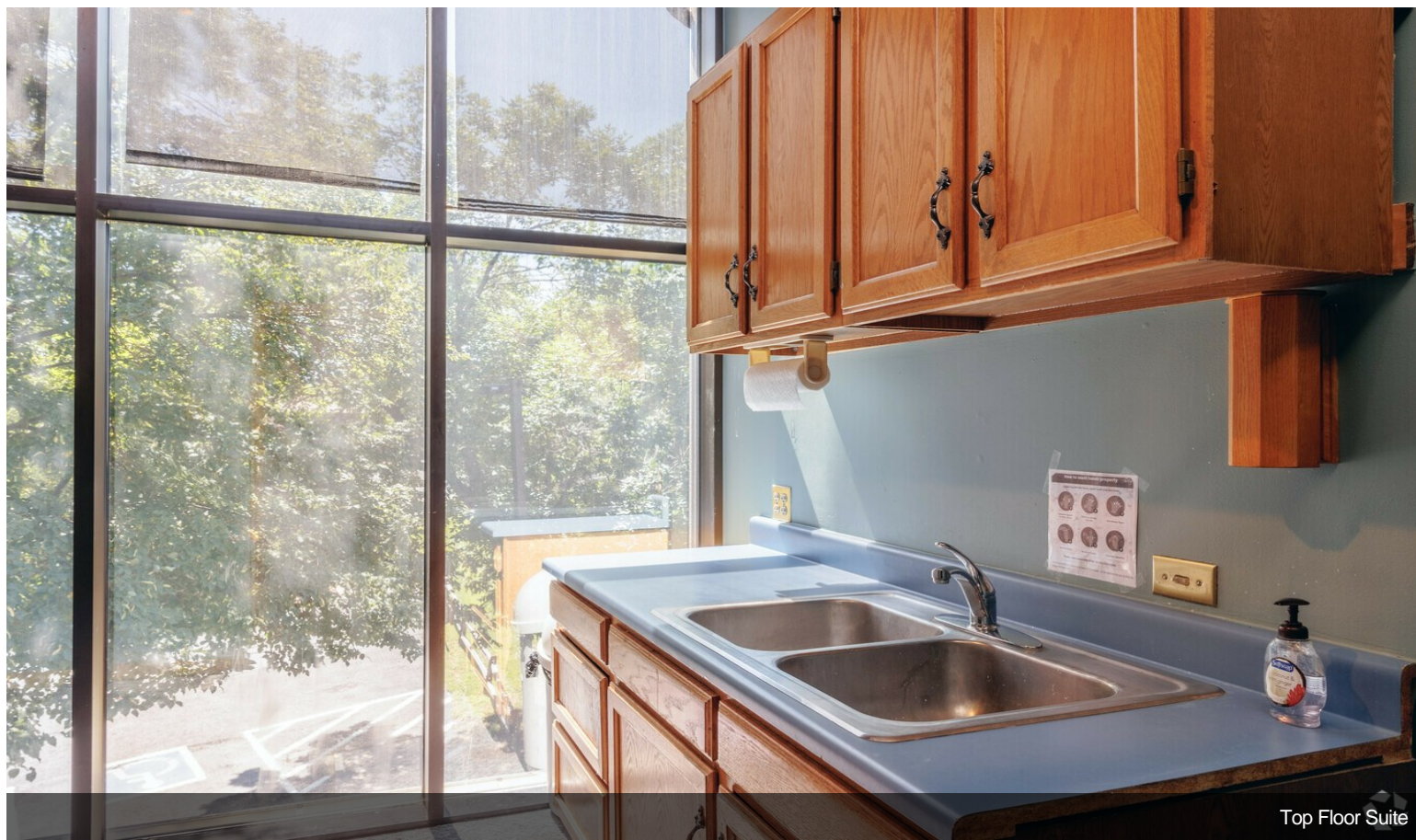


Top Floor Suite



Top Floor Suite

# Property Photos



Top Floor Suite



Top Floor Suite

# Property Photos



Basement Suite

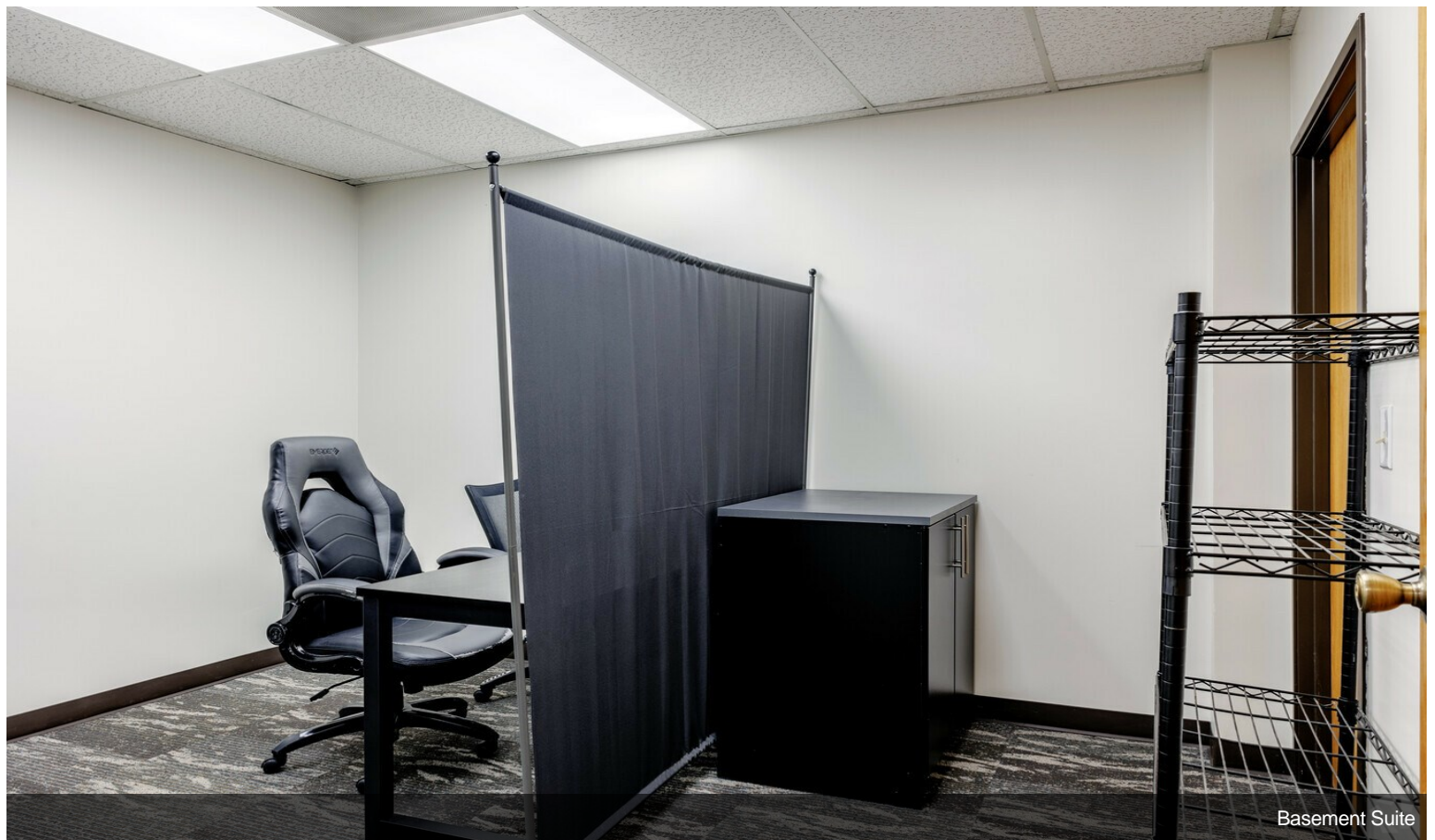


Basement Suite

# Property Photos

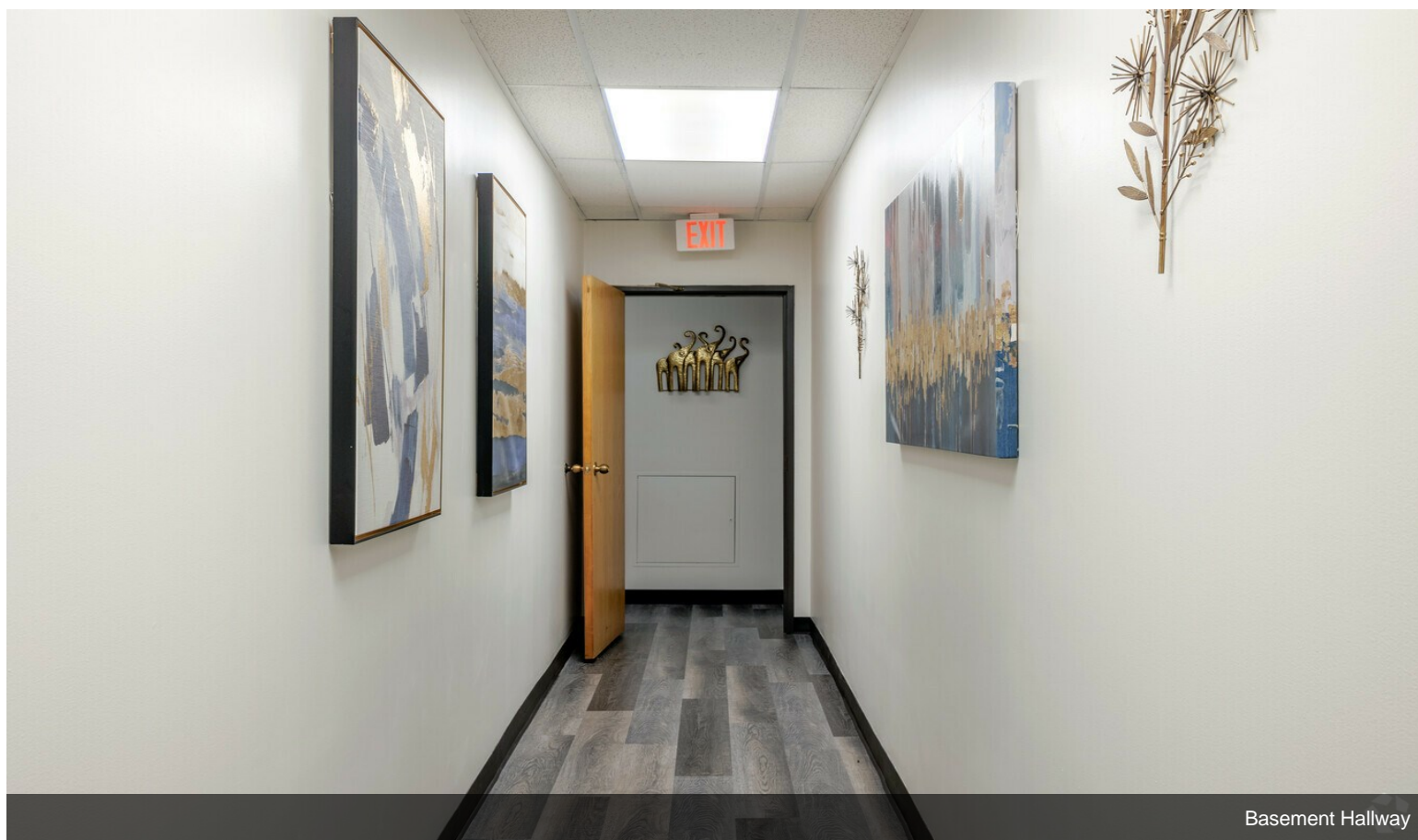


Basement Suite



Basement Suite

# Property Photos



# Property Photos

