

# B BROOMFIELD COMMERCE CENTER

FOR LEASE  
800 Hoyt Street  
Broomfield, Colorado 80020



Broomfield Commerce Center is a Class A state-of-the-art manufacturing and distribution development featuring a green and energy efficient design. This park provides a flexible, functional and efficient environment for 20,801 - 119,075 square feet of users. *Please see reverse for site plan.*

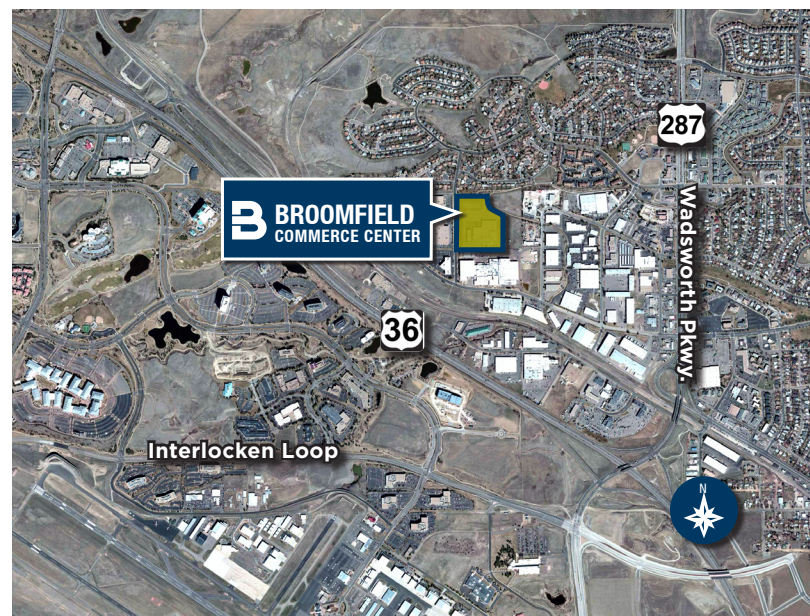
## Property Features

<b>Site Size</b>	7.4 Acres
<b>Total Building Size</b>	139,876 SF
<b>Available</b>	119,075 SF
<b>Minimum</b>	20,801 SF
<b>Loading</b>	Dock and drive-In
<b>Clear Height</b>	32'
<b>Sprinklers</b>	ESFR sprinkler system
<b>Power</b>	2,000 Amp, 480 volt, 3-phase
<b>Tenant Improvement</b>	Negotiable
<b>Lease Rate</b>	\$9.95/SF NNN
<b>Operating Expense</b>	\$3.86/SF

## Colorado Enterprise Zone Program

Businesses located in an enterprise zone may qualify for the following tax incentives throughout the state:

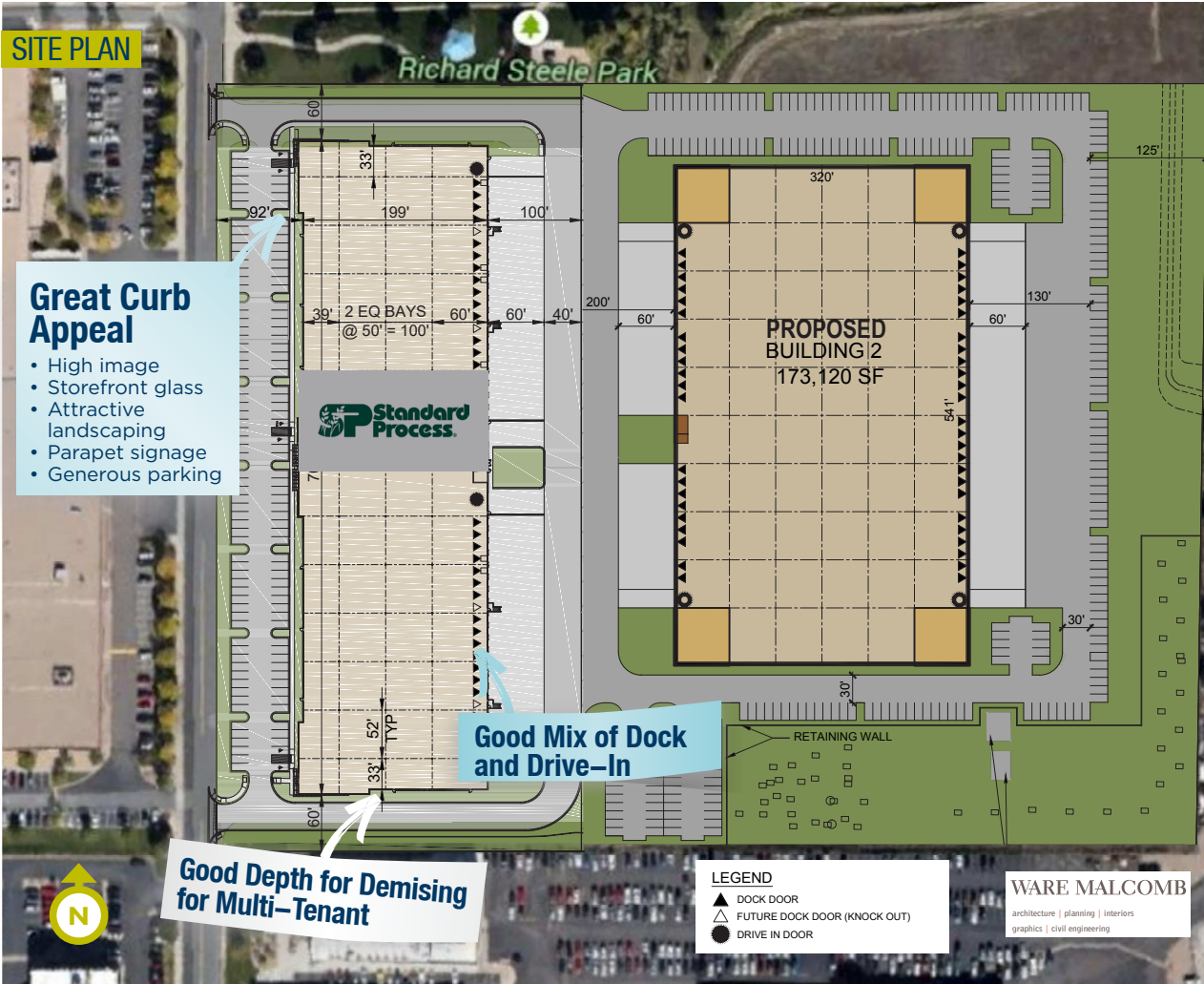
- Investment tax credits
- Job training tax credits
- R&D Investment tax credits
- New employee credits and other incentives available



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## SITE PLAN



### Great Curb Appeal

- High image
- Storefront glass
- Attractive landscaping
- Parapet signage
- Generous parking

### Good Mix of Dock and Drive-In

### Good Depth for Demising for Multi-Tenant

## Tabulations

### Site Area

Building 1  
139,876 SF  
Building 2  
173,120 SF  
Total Site Area  
311,709 SF

### Building 1

Building Area  
139,876 SF  
Parking  
131 Stalls  
Doors Provided  
36 Dock-high  
4 Drive-in

### Building 2

Building Area  
173,120 SF  
Parking  
275 Stalls  
Doors Provided  
46 Dock-high  
4 Drive-in

## Features

- 32' Clear
- ESFR Fire suppression
- 2,000 Amp, 480 Volt,
- 3-Phase power
- Multiple telecom providers
- Green features:  
Upgraded insulation  
LED lighting  
Cool roof



For more information, please contact

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