FOR SALE AVAILABLE NOW!

MY FLEX SPACE AT DEPOT HILL

1001 Depot Hill Rd Broomfield,CO 80020

Key Facts:

- Available Now
- Sizes: 900 SF to 4,000 SF
- Non-Residential Mixed-Use space
- Option to add mezzanine level
- Combinable units to create additional SF

Property Details & Highlights:

Name: MY FLEX SPACE at DEPOT HILL Address: 1001 Depot Hill Rd, Broomfield, CO Use: Flex Space Commercial Garage Condo Total SF: ~36,230 SF

Features & Options

10x13 Over Head Doors, Mezzanine, Private Restrooms, HVAC, Juliet Balconies, 3 Phase Power 100/150 AMP, Custom Floors, 24 Hour Access Pricing: Sales pricing from high \$200,000's

PROPERTIES

Location Overview:

- · Seconds from US Highway 287
- · 50,000 vehicles per day Highway 36 & 287
- · 13 miles from Boulder
- 16 miles from Denver

Summary:

Unlike traditional office spaces, My Flex Space is designed to perform multiple functions. With little modification, your unit can grow and contract with the flow of your life and your business. The versatility of the space accommodates anything from yoga studios requiring open space, to incubators seeking operational and storage square footage. My Flex Space at Depot Hill can customize a permanent location that suits you, with a desirable fixed address.

The popularity of flexible commercial space has increased in recent years and more people have discovered innovative ways to utilize these properties. Hobbyists have learned Flex Space can be an option for collectibles. Retail stores have taken advantage of easy access to inventory and equipment. Traditional businesses have downsized office space in favor of collaboration areas and remote work.

CONNECT 303.830.1444

PATRICIA WASSIK, CCIM PRESIDENT & CEO 303.888.8526 patricia@connect-properties.com LINDSAY SULLIVAN BROKER ASSOCIATE 720.971.1433 lindsay@connect-properties.com

CONSTRUCTION COMPLETION FOR SALE



Unit Sizes:

24 X 40, 24 X 47, 30 X 40 ~900 - 1,600 square feet Combinable

Occupancy:

Non-Residential Flex Space Garage Condos Pricing:

Thomy.

For sale or lease Core & Shell Pricing From High \$200's Base NNN lease rates from \$20 PSF Contact us for specific unit pricing Availability:

Now

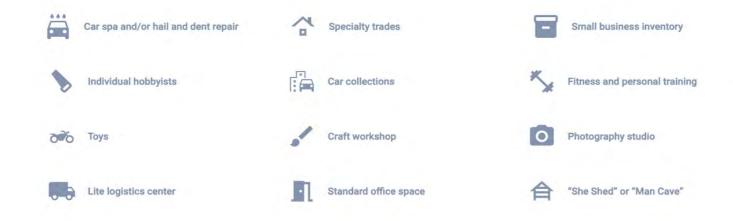
Additional Info:

Small Business, Hobbyist, Office, Personal Space All Units Mezzanine Ready Rough in for Private Bathroom in every unit Juliet Balconies on Select Units 33 Units ~36,230 Total Square Footage Benefits to Owning:

SBA Financing

Fixed Monthly Cost - No Rental Rate Increases Build Equity and Appreciation Tax Benefits Passive Income from Rental Income **Ground lease:**

By utilizing a ground lease, we are able to provide cost savings and tax benefits to owners. You will not own the land, but will own the unit like a condo and receive a special warranty deed



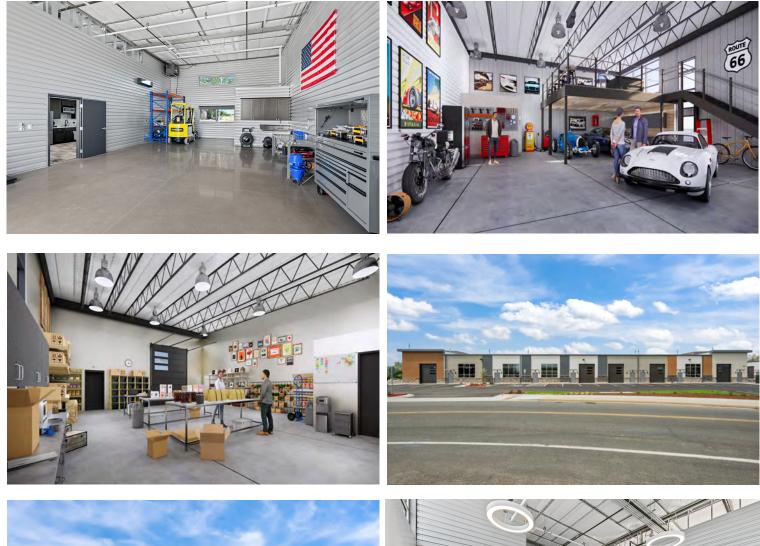
Examples Uses:

Website: coloradoflexspace.com



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Photos & Renderings





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The conceptual renderings provided herein are for illustrative purposes only and are intended to convey a conceptual vision of the proposed commercial real estate development. These renderings may depict architectural designs, landscaping, amenities, and other features that are conceptual in nature and subject to change without notice.







DEMOGRAPHICS

 1 Mile

 Population
 10,006

 Households
 4,262

 Average HH Income
 \$133,934

3 Mile 63,860 26,750 \$145,437

Traffic Counts

Vehicles Per Day

Highway 287	40,000
Highway 36	103,000

For more information, Please contact us below! Or, visit our website: coloradoflexspace.com

*Source:Site To Do Business



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GREEN - Pending Closing

ORANGE - Sold



DEPOT HILL ROAD

WEST 10TH AVENUE

As of November 2024

All units in building A have upgraded electrical 150 AMP



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