



PRIME INDUSTRIAL / FLEX SPACE FOR SUBLEASE

11640 Teller Street, Suite D,
Broomfield, CO , 80020

PROPERTY HIGHLIGHTS

Very clean and new industrial-flex space for sublease. Grade level overhead door, open floor plan and mezzanine area. Ceiling height of approximately 23 feet. Signage available. Shared patio space, sprinklers and ample power.

Suite D	3,735 RSF
Lease Rate	\$18.00 – \$20.00/RSF NNN
Expenses (Est)	\$2,040.35 month
Availability	Immediately
Lease Term	Negotiable
Zoning	I-2 industrial
Sublease	Through May 2031

**Colorado
Group**

FOR MORE INFORMATION



Balcony/Patio



Clean



Drive-In Door



Electrical/3-Phase



Flex Space



Flexible Zoning

Jason Kruse, CCIM

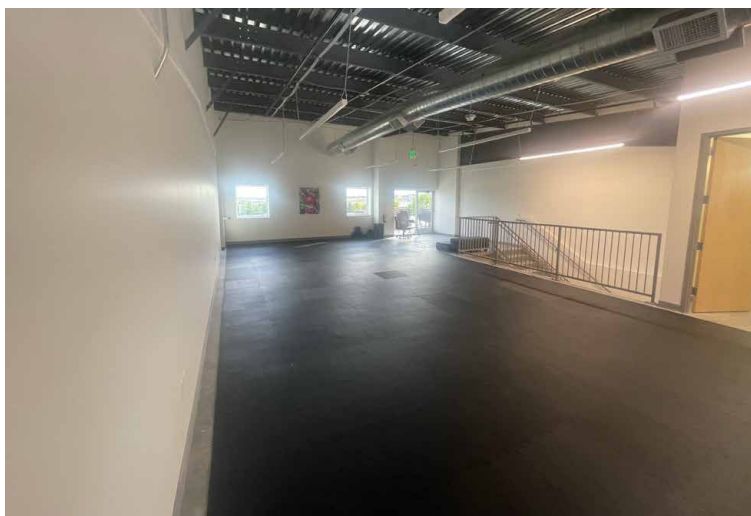
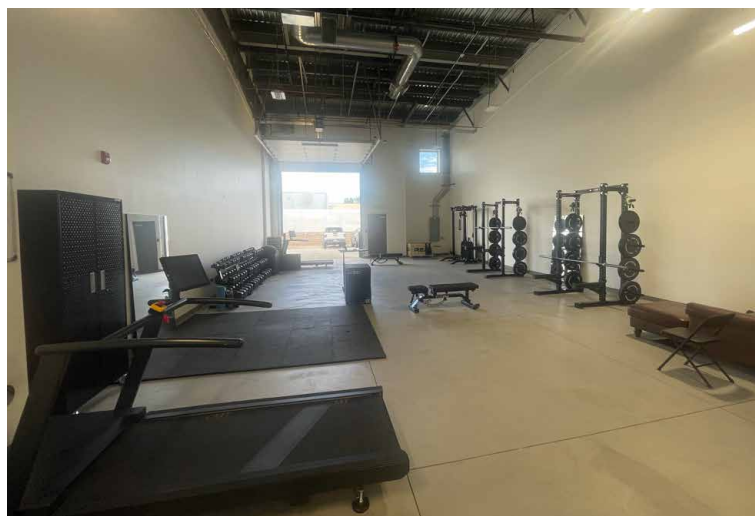
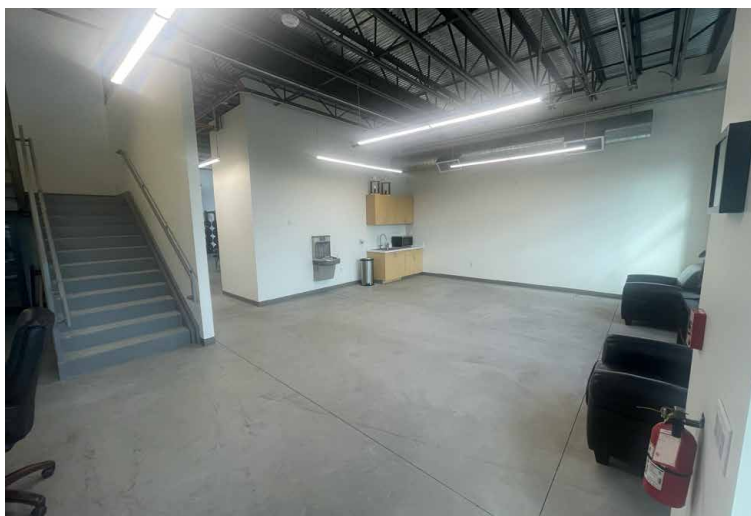
Principal / Managing Broker
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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

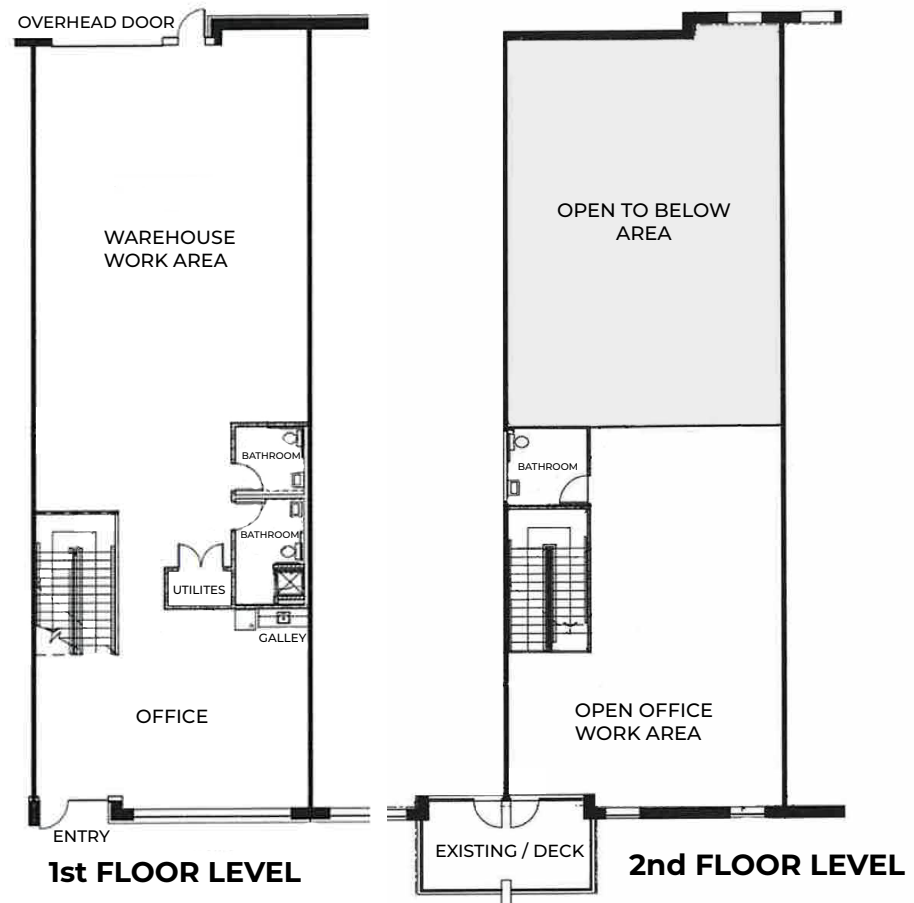
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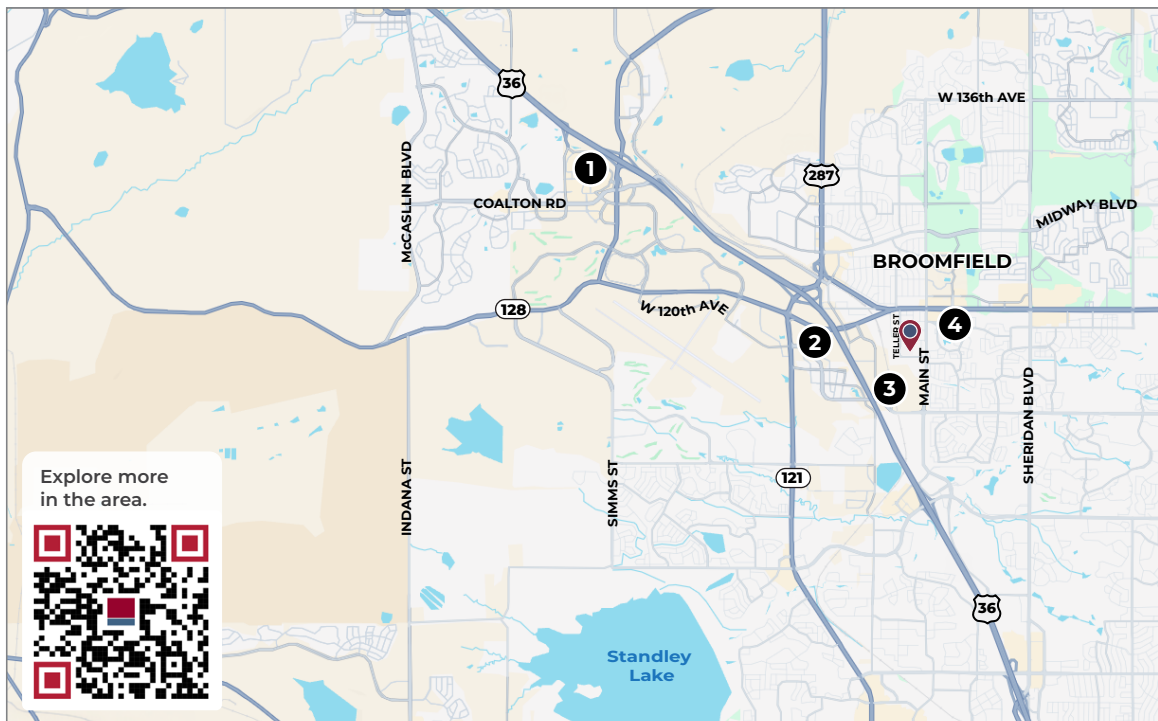
PROPERTY FLOOR PLAN



PROPERTY LOCATION



11640 TELLER STREET, SUITE D
BROOMFIELD, CO 80020



- 1 **FLATIRON**
Crossing®
- 2 **uchealth**
- 3 **BIP Ball Fields**
- 4 **Greenway Golf**
Course

Explore more
in the area.



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