

Cross Property Client 360 View

453 Commerce STREET Unit #Bld 2 #210, HAYDEN, CO 81639

Listing

MLS#: S1064193
Status: Active
Sub-Type: Lease

Commercial Client Detail Display
453 COMMERCE STREET #Bld 2 #210
HAYDEN, CO 81639

List Price: \$2,500
List Price/SqFt:

Subd/Complex: VALLEY VIEW SUBD	Unit #: Bld 2 #210	
County: Routt		
Complex/Building:		
Com. Prop Type: Office, Building, Building with Lease		
Business Type: See Remarks		
Gross Sq. Footage: 1,056		
Sq. Ft Source:	Pets Allowed:	
Year Built / Adj: 2025 /	Private Bath: Yes	
# Tenants	% Occupied:	
Lease Considered: Yes		



Exciting opportunity in central Hayden to rent a brand new, modern and highly functional office/workspace with flexible warehouse capabilities. Units 210 & 220 feature approximately 1,056 sq ft of open main-level space plus a spacious 384 sq ft loft - ideal for businesses, creative studios, remote work hubs, or professional workshops. The heavy-duty 14' x 12' garage door ensures privacy, security, and easy access for equipment or deliveries, while high ceilings and natural light create an inspiring work environment. Designed for year-round comfort, each unit includes new epoxy floors, fresh paint, insulation, high-speed internet, a finished bathroom, and a utility sink. Whether you're a small business owner needing secure work and storage space, an entrepreneur seeking a clean and efficient headquarters, or an outdoor enthusiast seeking secure gear storage, these units offer unmatched utility and adaptability in a clean, accessible, and secure setting only 6 minute drive from Yampa Valley Regional Airport and 30 minutes from downtown Steamboat Springs.

Expenses/Income

Total Est. Monthly Exp:	Annual Taxes: \$5,720.20	Ann Add'l Costs Incl PlSnow Plowing
Mo. Exp not Incl are P/L: Internet/WiFi	Tax Year: 2024	Ann Add'l Costs/SF: 0.00
Mo. Est. Add'l Exp not Incl:	Transfer Tax: 0%	
Ann. Expenses:	Ann. Income:	Ann. Net Op. Income:
Gross Scheduled Income:	Income Sale Type:	
Income Includes:		
Income Incl Desc:		
Cap Rate:		
Lease Renewal Option: Yes	Existing Lease Type:	

Building/Business Information

Building Name: Valley View Business Park	Business Name: BWCC Business Park	
Total # of Units:	Lease: Yes	Ground Lease:
Bank:	Electric Service:	220v Power: Yes
Ceiling Height:	Roof:	Mineral Rights: No
Assessments: None Known	Parking Number:	Water Rights: Yes
Construction:	Parking Type:	See Remarks, Garage

Heating: Electric
Cooling Type: Ceiling Fan(s)
Inventory Incl: No
Equip Included:
of Docks:
Door Dimensions:
Green Energy Efficient:

Parking Description:
Energy Rating: Other
Tenant Improv Allowed: 0

of Doors:
Door Features:

Lease Only

Ann Base Lease Rate/SqFt: 28.40
Ann Fixed Costs/SqFt:
Ann Fixed Costs Include PL:

Total Monthly Rent: 28.40
Date Available: 11/03/2025
Minimum Term: 12

Lease Options:
Lease Amt Freq: Mo.
Lease Assignable:

Land & Site Information

Schedule #: [R8169968](#)
Lot #: 45
Block #:
Filing #: 260200045

Area: Hayden - Town
Apx Lot SqFt: 49,223
Lot SqFt Source: County/Govt
Lot Size Units:

Parcel #: 260200045
Apx Lot Acreage: 1.13
Zoning: Commercial
Well Type:
Water Included:

Available Utilities: Internet Access (Wired), Electricity, Snow Removal

Dock Features:

Road Surface: Paved

Road Frontage:

Road Responsibility:

Lot Features:

Documents on File: Building Plans

Legal Desc: LOT 45 VALLEY VIEW BUSINESS PARK

Special Taxing District YN: No

Special Taxing District URL:

DOM: 3

Driving Directions: From Steamboat Springs, head west on US-40 for 25 miles, turn left on Hawthorne Street, Right onto Industrial Avenue, right onto Commerce St, left into parking lot



Prepared By: Amy Brown - The Agency Steamboat Springs. Generated on 11/10/2025 11:36:45 AM

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