



295 Interlocken Blvd

Broomfield, CO

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Property Info & Gallery

View Map

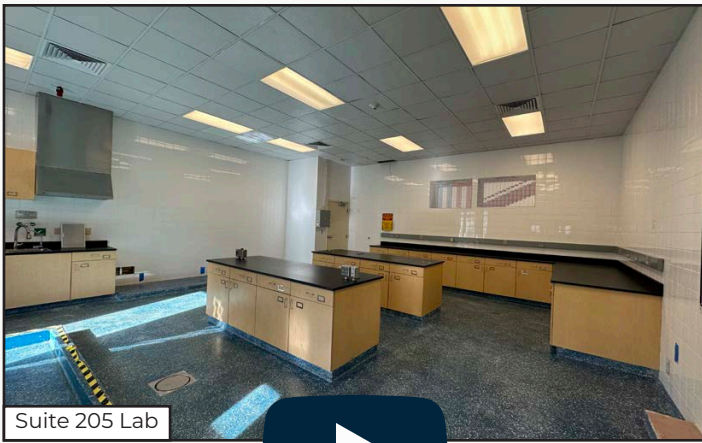
Rare Opportunity for Small Lab / Flex Space in Interlocken Business Park

Suite 205 (Lab)	1,008 sq. ft.
Suite 215 (Office / Flex)	2,792 sq. ft.
Lease Rate / sq. ft.	\$17.00 NNN \$12.50 NNN
Expenses / sq. ft. (2024)	\$11.10*

*Not Including Utilities

- **Year 1 Introductory Rate of \$12.50 NNN for Any Term of Three Years or Longer**
- Suite 205 is a Small Lab with Epoxy Floor, Wired Benches, Sink, Floor Drains, and Roof Penetration for a Fume Hood
- Suite 215 is Filled with Natural Light and can be Utilized as Office or Flex / R & D Space
- All Suites have Access to Common Area Kitchen and Restrooms
- The Building is Equipped with Heavy Power and Life Science Infrastructure Options
- Convenient Location Between Denver and Boulder with Abundant Parking Ratio of 3.75 : 1,000
- Nearby Amenities Include Rocky Mountain Airport, Flatirons Mall, and Omni Hotel and Golf Course

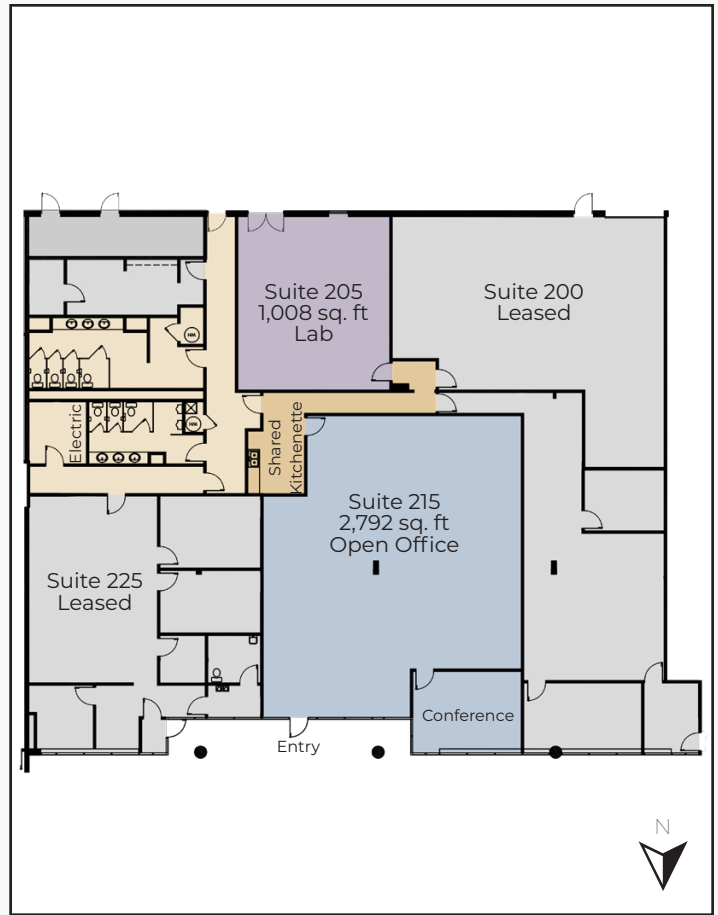
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



Suite 205 Lab



Suite 215 Open Office



BROOMFIELD STATS	
Population	~74,000
Elevation	5,433 ft.
Multi-Use Trails	290 miles
Employers	2,294
Median Age	39
Bachelor Degrees	~68%

Sources U.S. Census 2022; broomfield.org

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