

PRIME MEDICAL OFFICE FOR SUBLEASE

433 Summit Blvd. Suite 201
Broomfield, CO 80021

PROPERTY HIGHLIGHTS

Well-maintained Broomfield medical office is now available for sublease with some of the strongest market demographics in the region near residential neighborhoods, Flatirons Crossing, and Interlocken Business Park. This sublease offers convenience, accessibility, and a professional setting within a well-established family practice group attracting patients from Arvada, Westminster, Superior, and Broomfield. Ideal for a medical practitioner looking to expand into a new market or grow their practice for minimal cost.

The subtenant will have exclusive use of three private exam rooms, an office, a consultation room, and a separate reception desk in the shared waiting area. Shared spaces include a lab, two restrooms, and a break room. There is also plenty of parking available.

Take advantage of a ready-to-go medical office space without the long-term commitment or initial investment required for a new lease. This sublease allows you to focus on what matters most—your patients and your practice—while minimizing administrative headaches. One sublease payment covers rent, utilities, cleaning, building and property maintenance, phone/IT network, and security.

Suite 201	1,650 RSF (approximate)
Timing	Immediately
Lease Rate	\$6,500/Month FSG
Lease Term	Negotiable
Parking	3.98/1,000 SF
Zoning	PUD



Central
Location



Near Residential
Neighborhoods



On-site
Parking



Ready-to-go
Medical



Utilities
Included



Exterior
Signage Available

**Colorado
Group**

FOR MORE INFORMATION

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PROPERTY PHOTOS



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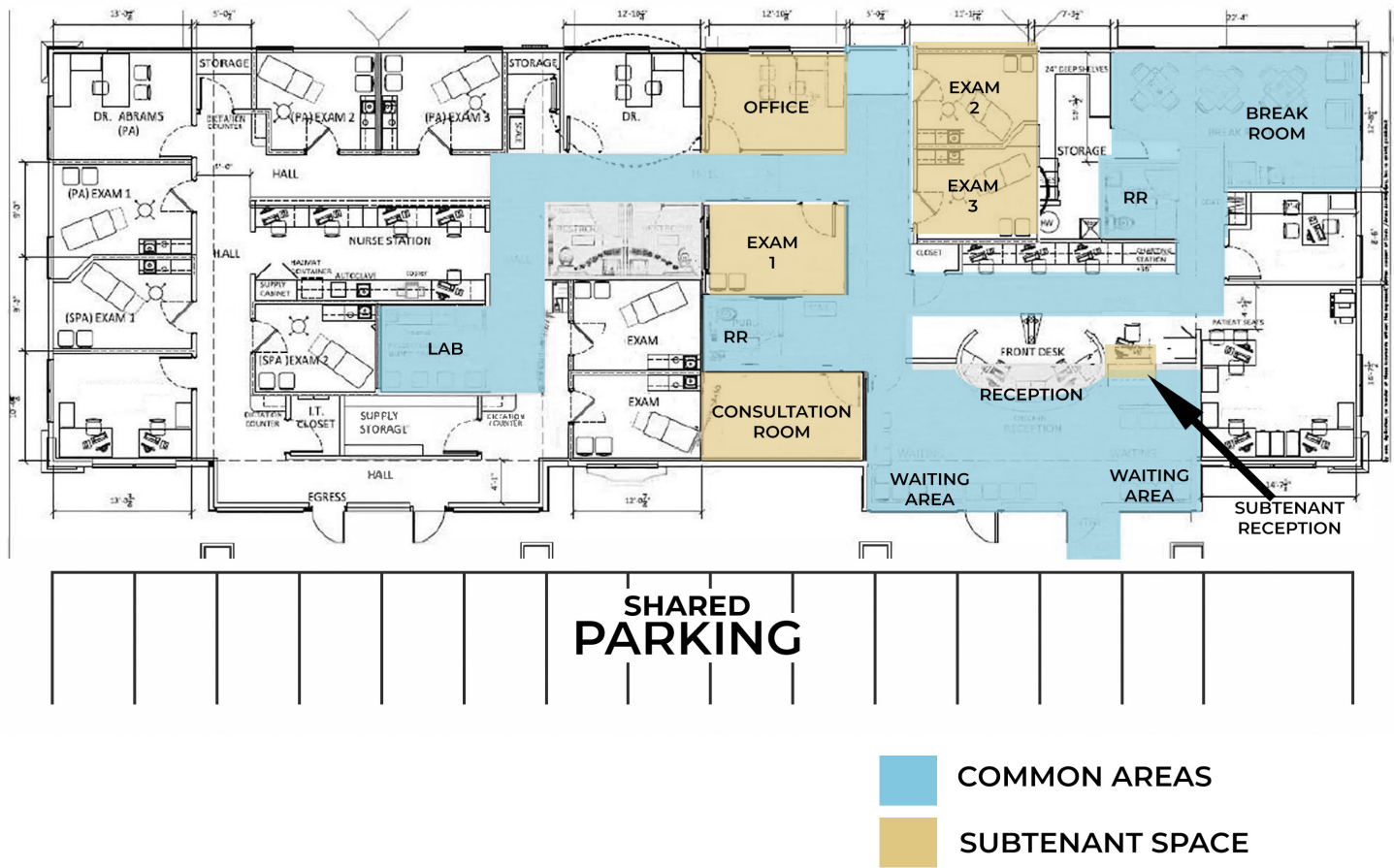
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PROPERTY FLOOR PLAN



PROPERTY LOCATION

