

OFFICE/MEDICAL SPACE FOR LEASE

520 Zang St. Broomfield, CO 80021



PROPERTY HIGHLIGHTS

Exceptional office/medical suites for lease, with the convenience of free parking.

Benefit from reliable and responsive local management, ensuring smooth operations. Situated within walking distance to a variety of amenities, this location provides easy access to all your needs. The area is characterized by strong local demographics, promising a thriving business environment. This excellent location embodies the perfect blend of accessibility, convenience, and potential for your business growth. Demising options available from 1,874 SF – 6,529 SF

Suite 200	1,874 - 3,429 RSF avail. Q1 2026
Suite 250	3,100 - 4,595 RSF avail. Q1 2026
Suite 200 + 250	6,529 RSF combined
Lease Rate	\$19.00/ RSF NNN
Expenses (Est)	\$12.00/RSF
Parking	Ample
Zoning	PUD

**Colorado
Group**

FOR MORE INFORMATION

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Senior Broker

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Free On-Site
Parking



Strong Local
Demographics



Great Visibility



Near Bike Path



On Bus Route



Near Restaurants

OFFICE/MEDICAL SPACE FOR LEASE

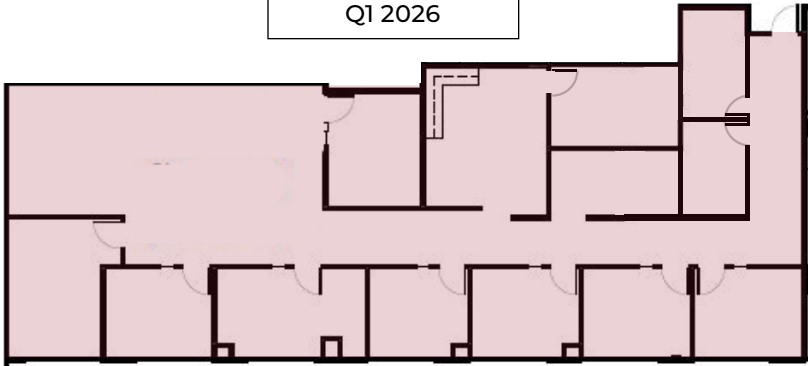
520 Zang Street, Broomfield, CO 80021



PROPERTY SUITES

SUITE 200
1,874-3,429 SF

AVAILABLE
Q1 2026

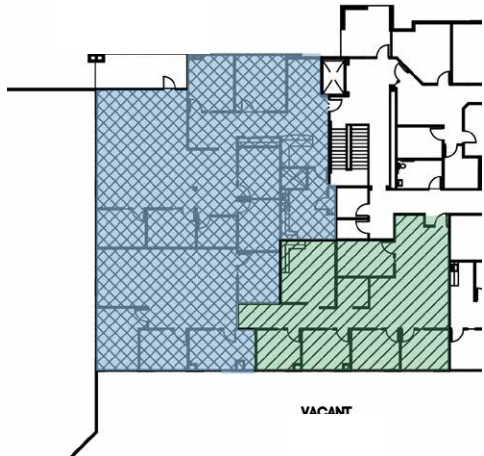


SUITE 250
3,100-4,595 SF

AVAILABLE
Q1 2026



DEMISING OPTION
SUITES 200-250



PROPERTY FLOOR PLAN



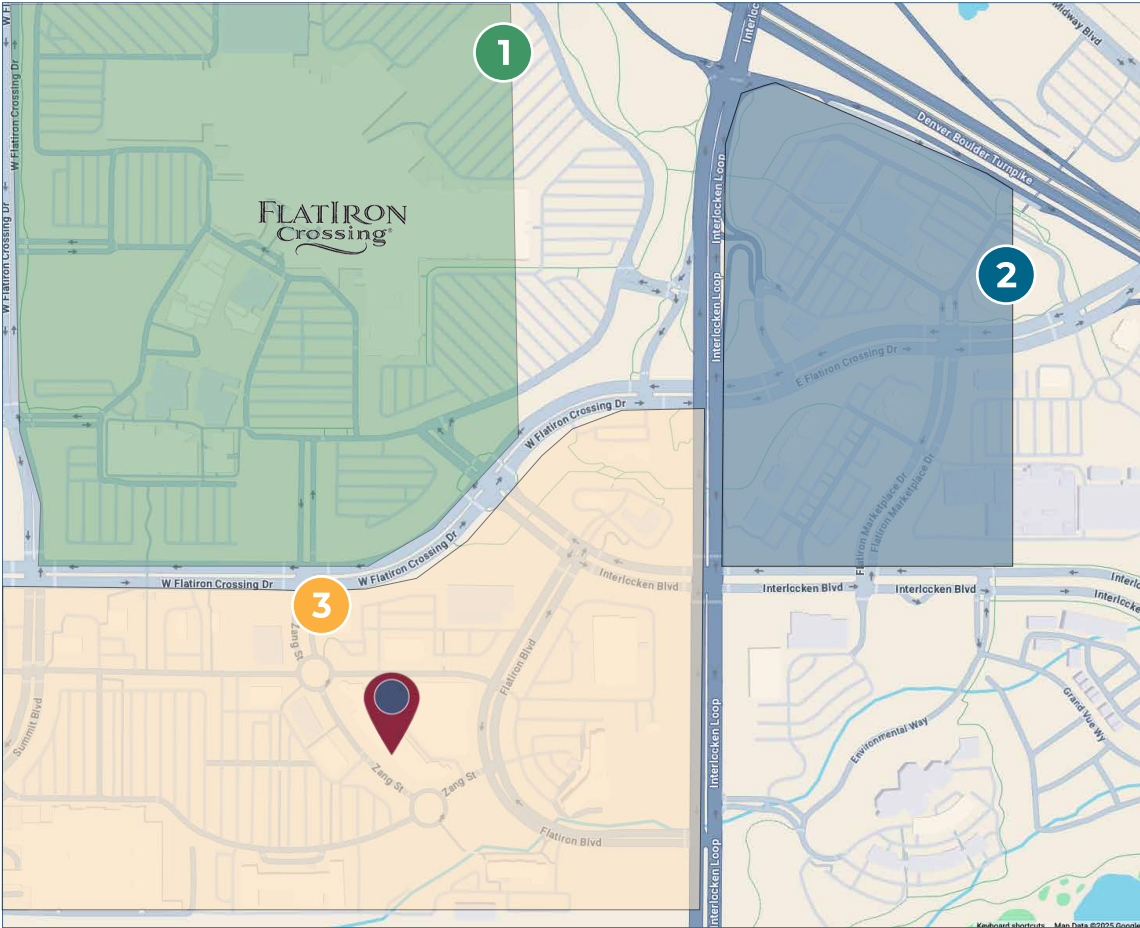
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PROPERTY LOCATION

 520 Zang St.



1

amc THEATRES

PF. CHANG'S

RED ROBIN

DICK'S SPORTING GOODS

Apple

macys

POTTERY BARN

Crate & Barrel

2

QDOBA MEXICAN EATS

Sunflower Bank

FLATIRON PUBLIC MARKET

TWIN PEAKS

3

BENIHANA THE JAPANESE STEAKHOUSE

Hilton Garden Inn

RENAISSANCE BOULDER FLATIRON HOTEL

Walmart

Jason's deli

Chick-fil-A

