

## Cross Property Client 360 View

# 453 Commerce STREET Unit #Bld 1 #110, HAYDEN, CO 81639

Listing

**MLS#:** S1064191  
**Status:** Active  
**Sub-Type:** Lease

**Commercial Client Detail Display**  
**453 COMMERCE STREET #Bld 1 #110**  
**HAYDEN, CO 81639**

**List Price:** \$2,000  
**List Price/SqFt:**

**Subd/Complex:** VALLEY VIEW SUBD      **Unit #:** Bld 1 #110  
**County:** Routt  
**Complex/Building:**  
**Com. Prop Type:** Office, Building, Building with Lease  
**Business Type:** See Remarks  
**Gross Sq. Footage:** 888  
**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 110,120 & 130 feature approximately 888 sq ft of open main-level space plus a spacious 312 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

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

### Building/Business Information

<b>Building Name:</b> Valley View Business Park <b>Total # of Units:</b> <b>Bank:</b> <b>Ceiling Height:</b> <b>Assessments:</b> None Known <b>Construction:</b>	<b># Tenants:</b> <b>% Occupied:</b> <b>Elevator:</b> No <b>Loading Area:</b> Yes	<b>Business Name:</b> BWCC Business Park <b>Lease:</b> <b>Electric Service:</b> 220v Power <b>Roof:</b> Metal <b>Parking Number:</b> <b>Parking Type:</b> See Remarks, Garage
		<b>Ground Lease:</b> <b>Mineral Rights:</b> No <b>Water Rights:</b> Yes

Heating: Electric, See Remarks  
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:

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Lease Only

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Ann Base Lease Rate/SqFt: 27.00  
Ann Fixed Costs/SqFt:  
Ann Fixed Costs Include PL:

Total Monthly Rent: 27.00  
Date Available: 11/03/2025  
Minimum Term:

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

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Land & Site Information

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Schedule #: [R8169968](#)  
Lot #: 45  
Block #:  
Filing #: 260200045  
Available Utilities: Internet Access (Wired), Electricity, Snow Removal  
Dock Features:  
Road Surface: Paved  
Lot Features:  
Documents on File: Building Plans  
Legal Desc: LOT 45 VALLEY VIEW BUSINESS PARK  
Special Taxing District YN: No  
DOM: 3

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:

Road Frontage:

Road Responsibility:

Special Taxing District URL:

**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 11:55:41 AM**

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