

## 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: Office, Building, Building with Lease  
 Com. Prop Type: See Remarks  
 Business Type:

Gross Sq. Footage: 888

Sq. Ft Source:

Year Built / Adj: 2025 /

# Tenants

Lease Considered: Yes

Pets Allowed:

Private Bath: Yes

% Occupied:



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

Total Est. Monthly Exp:

Mo. Exp not Incl are P/L: Internet/WiFi

Mo. Est. Add'l Exp not Incl:

Ann. Expenses:

Gross Scheduled Income:

Income Includes:

Income Incl Desc:

Cap Rate:

Lease Renewal Option: Yes

Annual Taxes: \$5,720.20

Tax Year: 2024

Transfer Tax: 0%

Ann. Income:

Income Sale Type:

Ann Add'l Costs Incl PlSnow Plowing

Ann Add'l Costs/SF: 0.00

Ann. Net Op. Income:

### Existing Lease Type:

### Building/Business Information

Building Name: Valley View Business Park

Total # of Units:

Bank:

Ceiling Height:

Assessments: None Known

Construction:

# Tenants:

% Occupied:

Elevator: No

Loading Area: Yes

Business Name:

Lease:

Electric Service:

Roof:

Parking Number:

Parking Type:

BWCC Business Park

Ground Lease:

220v Power Mineral Rights: No

Metal Water Rights: Yes

See Remarks, Garage

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:

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:

Schedule #: [R8169968](#)

Area: Hayden - Town

Parcel #: 260200045

Lot #: 45

Apx Lot SqFt: 49,223v

Apx Lot Acreage: 1.13

Block #:

Lot SqFt Source: County/Govt

Zoning: Commercial

Filing #: 260200045

Lot Size Units:

Well Type:

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

Water Included:

Dock Features:

Road Frontage:

Road Responsibility:

Road Surface: Paved

Lot Features:

Documents on File: Building Plans

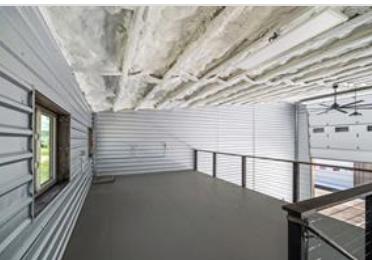
Legal Desc: LOT 45 VALLEY VIEW BUSINESS PARK

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 11:55:41 AM

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