

RETAIL SPACE FOR LEASE

799 US Hwy 287, Broomfield, CO 80020

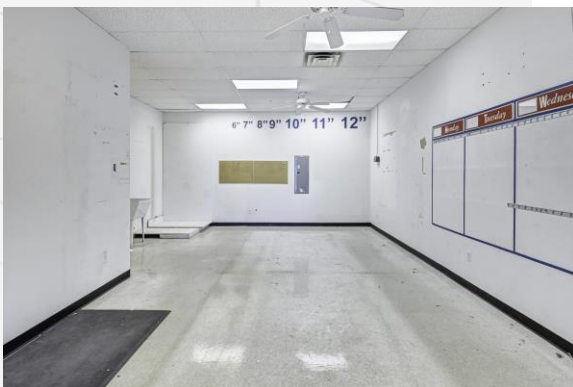
BUILDING DETAILS

SUITE	B
AVAILABLE SF	1,500 SF
BASE RENT (NNN)	\$22.50
EXPENSES	\$11.71
AVAILABLE	Now
TI ALLOWANCE	Negotiable



HIGHLIGHTS

- ▶ In-line retail space
- ▶ Last space available in the shopping center
- ▶ Flexible layout with several private office
- ▶ High ceilings
- ▶ Abundant natural light
- ▶ On-site parking
- ▶ Great visibility – 43,000+ cars per day



DESCRIPTION

In-line retail space with great visibility and signage on US Hwy 287. Last space available in the shopping center, this space is ready for the next great retail user. The current layout includes several private rooms and an in-unit restroom. Ownership is open to changes to make the space suit any tenant. Great space for a hair salon, barber shop, nail salon or spa.



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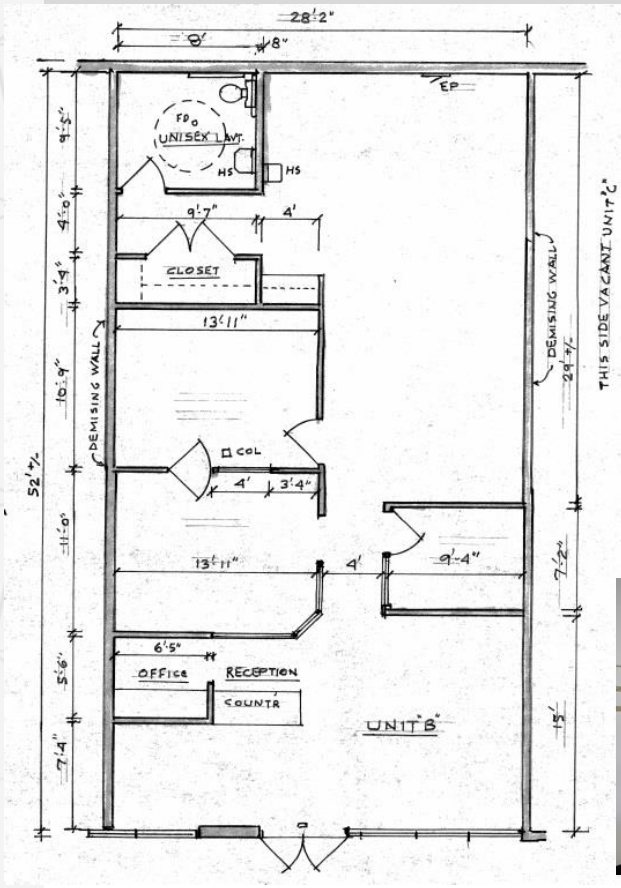
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FLOOR PLAN



LOCATION

