

## Broomfield Flex Spaces for Lease

585 BURBANK ST | BROOMFIELD, CO  
UNIT A

Size: 1,500 SF

Rate: \$13/SF + \$7.40/SF NNN

Available: Now



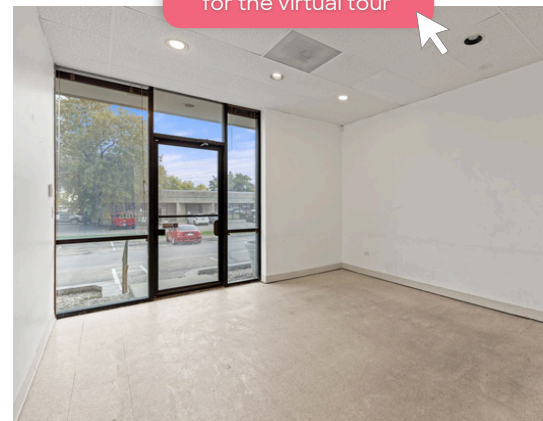
# FLEX THOSE FEELS

Get ready for a whole lot of good juju, the kind you can't just buy off the shelf... but you sure can lease it! This warehouse space is not only minutes away from Boulder's feel-good vibes, but it also comes with some seriously good-vibe neighbors. So, why not hop on this wave of positivity and bring your vision to life right here? Let's keep this good thing going!

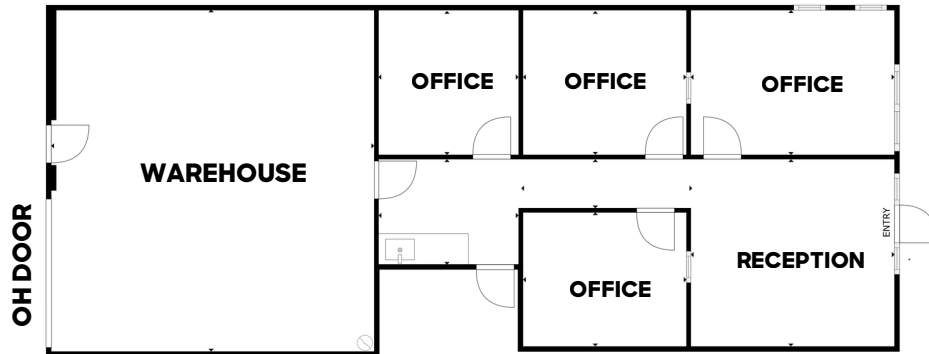
### PROPERTY HIGHLIGHTS

- Easy access to HWY 287 and only 0.5 miles from US 36
- Reception area, four private offices, kitchenette, warehouse space, and shared restroom
- 10' by 8' Drive-In Door and three-phase power (to be verified)

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